

**THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS WITH EXCEPTION OF WAIVERS GRANTED BY THE TOWN OF LANCASTER PLANNING BOARD**

# DEFINITIVE SUBDIVISION PLANS

FOR

702, LLC

## PROPOSED McGOVERN BOULEVARD EXTENSION

LOCATION OF SITE:  
McGOVERN BOULEVARD, TOWN OF LANCASTER  
WORCESTER COUNTY, MASSACHUSETTS

MAP #8, LOT #45

MAP #14, LOT 4D

### REFERENCES

DEFINITIVE SUBDIVISION PLAN, PREPARED FOR CAPITAL GROUP PROPERTIES, INC. CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 DATE: 08/03/2023

DEFINITIVE SUBDIVISION PLAN FOR McGOVERN BOULEVARD EXTENSION, BOHLER ENGINEERING 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 DATE: 04/30/2020

ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION: CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 DATE: 08/29/2018 REVISED: 01/02/2019

DEFINITIVE SUBDIVISION PLAN FOR McGOVERN PLACE: HANNIGAN ENGINEERING, INC. 8 MONUMENT SQUARE LEOMINSTER, MA 01453 DATE: 01/23/2014 REVISED: 02/10/2014

PLAN OF LAND: CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 DATE: 08/11/2018 REVISED: 11/02/2021 PLAN BK: 968, PLAN: 45

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

### REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	01/10/2024	REVISED WETLANDS PER OOC EXTENSION	NDK
2	03/15/2024	PB & CON COMM COMMENTS	AJS CSE AJS



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### DEFINITIVE PLAN

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DATE: 2/15/2023  
CAD ID: W181228\_SS2\_DEFSUB-COV&NOT

### DEFINITIVE SUBDIVISION PLANS

FOR

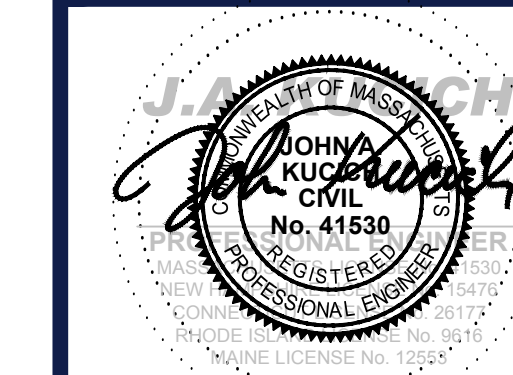
702, LLC

McGOVERN BOULEVARD  
EXTENSION  
TOWN OF LANCASTER,  
WORCESTER COUNTY,  
MASSACHUSETTS

## BOHLER //

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900

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SHEET TITLE:

**COVER SHEET**

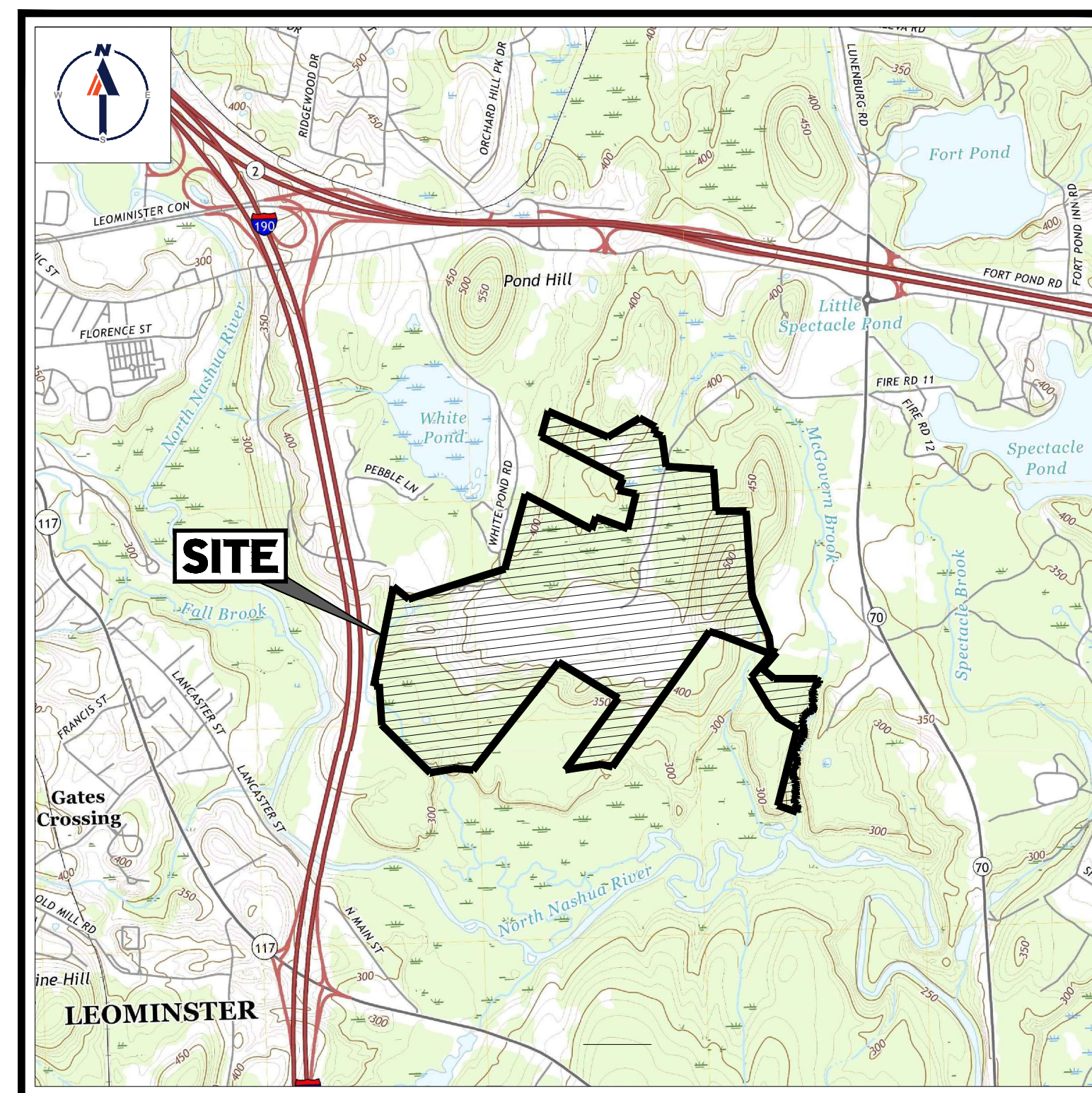
SHEET NUMBER:

**C-101**

REVISION 2 - 03/15/2024

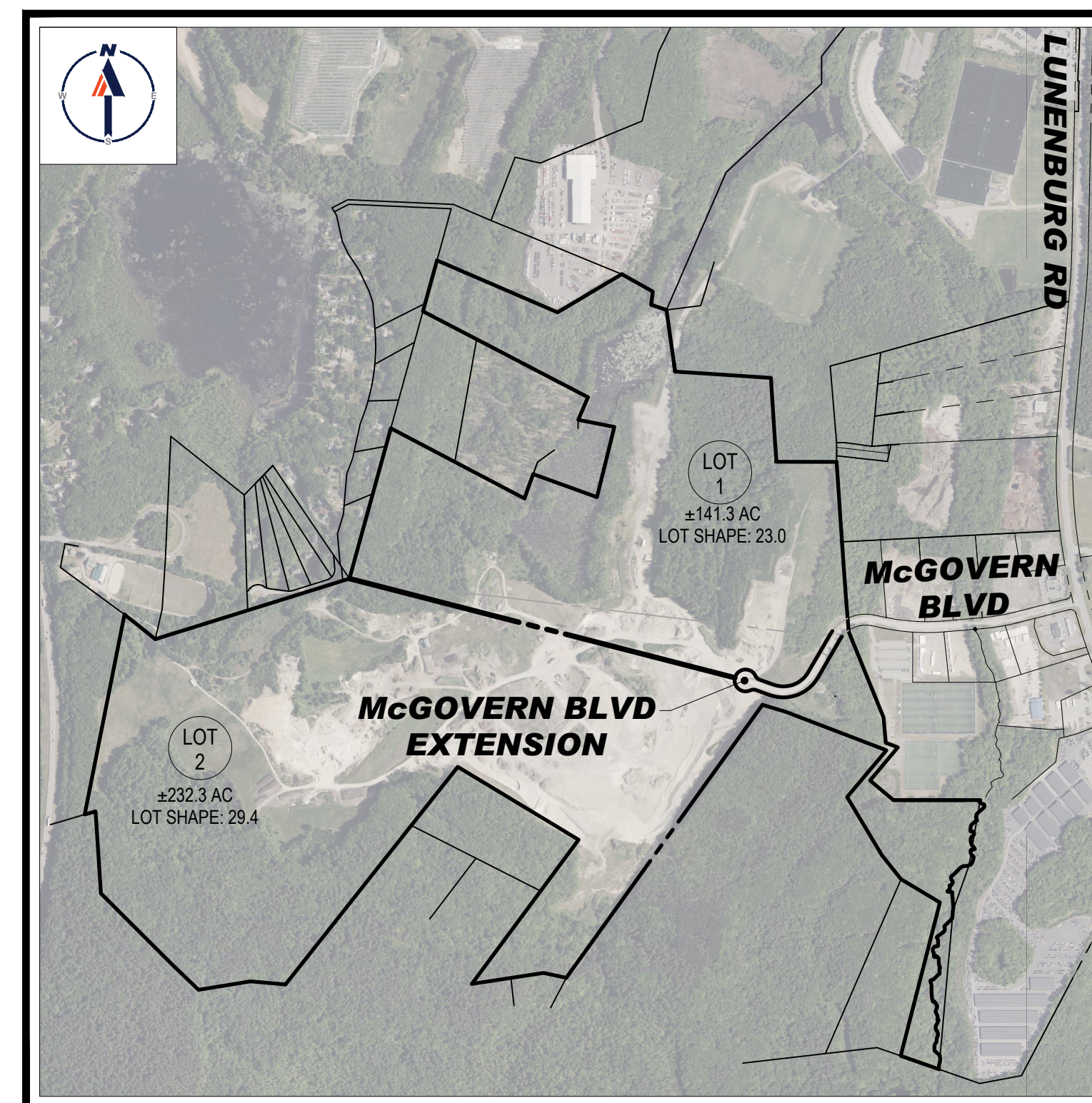
### DRAWING SHEET INDEX

SHEET INDEX	
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DEFINITIVE SUBDIVISION PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC.	SHEET 1 OF 1



USGS MAP

SCALE: 1" = 2,000'  
SOURCE: USGS CLINTON QUADRANGLE & USGS SHIRLEY QUADRANGLE



SITE MAP

SCALE: 1" = 1,000'

PREPARED BY

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DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_  
LANCASTER, MASSACHUSETTS









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 LANCASTER, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
 TOWN OF LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

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 PROGRAM MANAGEMENT  
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 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

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1	01/10/2024	REVISED WETLANDS PER OOC EXTENSION	NDK
2	03/15/2024	PB & CON COMM COMMENTS	CSE

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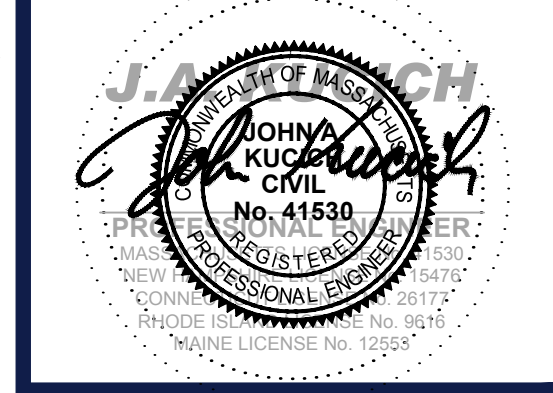
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**DEFINITIVE SUBDIVISION PLANS**

FOR  
**702, LLC**  
 McGOVERN BOULEVARD EXTENSION  
 TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

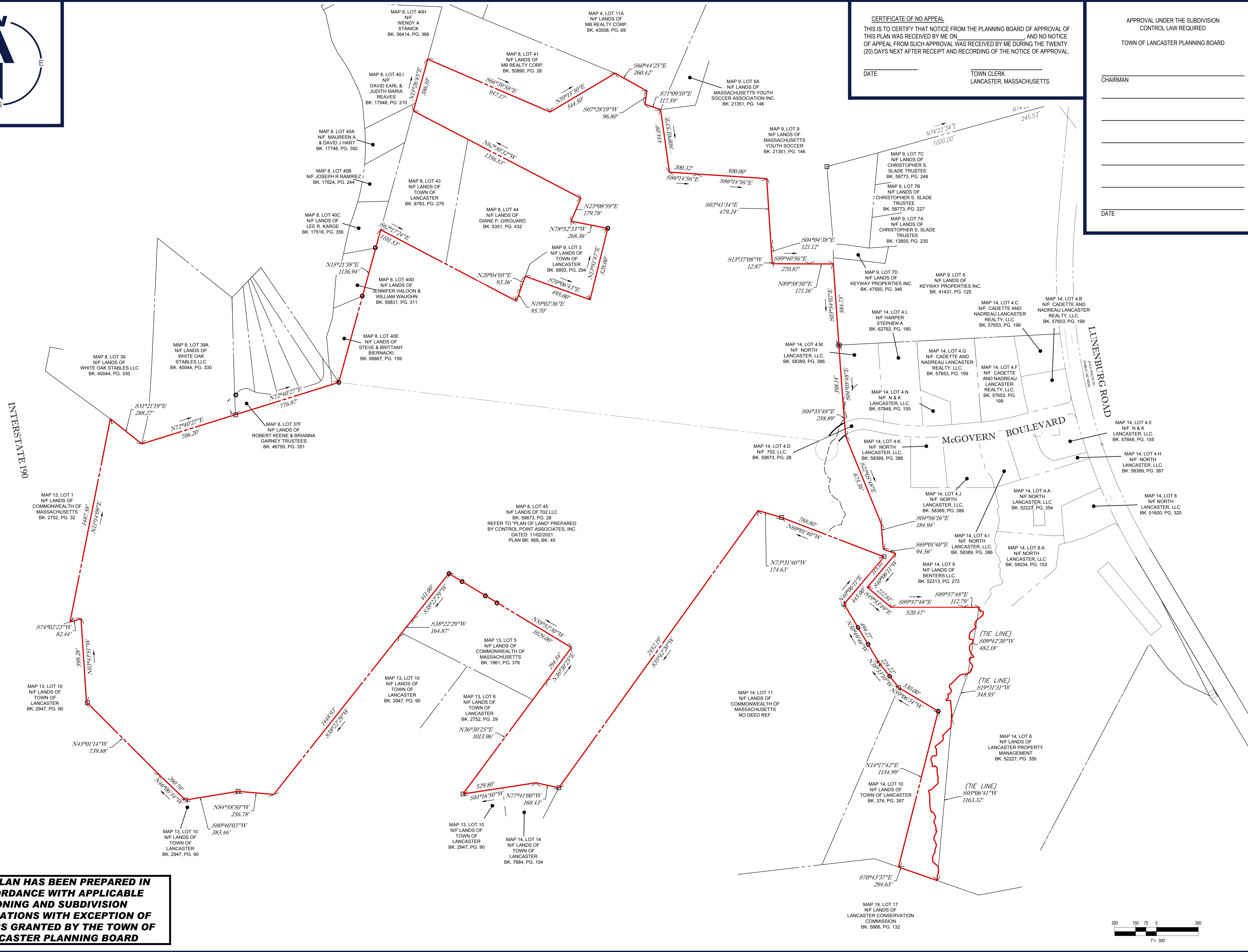
**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
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SHEET TITLE:  
**ABUTTING PROPERTY PLAN**

SHEET NUMBER:  
**C-201**

REVISION 2 - 03/15/2024



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**SITE INFORMATION**

- APPLICANT/OWNER:  
702 LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA 01772  
MAP 8, LOT 45  
MAP 14, LOT 4D
- PARCEL:  
MAP 8, LOT 45  
MAP 14, LOT 4D

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA - RESIDENTIAL (R)	2 AC	±141.3 AC	±232.3 AC
MIN. LOT FRONTAGE - ALL DISTRICTS	225'	±1,133.5'	±1,150.1'
LOT SHAPE LOTS IN EXCESS OF 80,000 SF	30	23.0 (1)	29.4 (1)
MAX. BLDG COVERAGE	-	N/S	N/S
MIN. FRONT SETBACK	40' (2)	N/S	N/S
MIN. SIDE SETBACK - ENTERPRISE DISTRICT (EZ)	30' (3)	N/S	N/S
MIN. REAR SETBACK - ENTERPRISE DISTRICT (EZ)	30' (3)	N/S	N/S
MIN. SIDE SETBACK - RESIDENTIAL (R)	20'	N/A	N/A
MIN. REAR SETBACK - RESIDENTIAL (R)	20'	N/A	N/A

N/A - NOT APPLICABLE  
NS - NOT SPECIFIED  
(V) - VARIANCE REQUESTED  
(W) - WAIVER REQUESTED  
(E) - EXIST. NON-COMFORMANCE  
(SP) - SPECIAL PERMIT REQUIRED

- (1) PER THE TOWN OF LANCASTER, MA ZONING BY-LAW THE "GROSS LOT AREA" INCLUDES THE ENTIRE AREA ENCLOSED BY LOT LINES, INCLUDING WETLAND AND ANY OTHER AREAS EXCLUDED FROM THE CALCULATION OF "LOT AREA" HOWEVER, A PORTION OF THE LOT IN EXCESS OF THE REQUIRED LOT AREA MAY BE EXCLUDED FROM THE COMPUTATION BY USE OF A STRAIGHT IMAGINARY LOT LINE, PROVIDED THAT THE ENTIRE REQUIRED FRONTAGE IS INCLUDED IN THE PORTION USED FOR THE CALCULATION. (TOWN OF LANCASTER ZONING BY-LAW, SECTION 220-17, LOT SHAPE)
- LOT 1: (10,097 FT<sup>2</sup>) / 4,389,293 SF = 23.0  
\* LOT AREA & PERIMETER CALCULATED FROM IMAGINARY LOT LINE
- LOT 2: (16,387 FT<sup>2</sup>) / 9,139,144 SF = 29.4  
\* LOT AREA & PERIMETER CALCULATED FROM IMAGINARY LOT LINE
- (2) FRONT YARD SETBACK SHALL NOT BE LESS THAN 40 FEET IN EZ OR A MINIMUM OF 60' MEASURED FROM THE STREET CENTERLINE FOR A COLLECTOR STREET, IF MORE RESTRICTIVE.
- (3) SIDE AND REAR SETBACK SHALL BE INCREASED TO 100' WHEN ABUTTING ANY RESIDENTIAL DISTRICT OR EXISTING DWELLING.

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**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/10/2024	REVISED WETLANDS PER OOC EXTENSION	NJK	AJS
2	03/15/2024	PB & CON COMM COMMENTS	CSE	AJS

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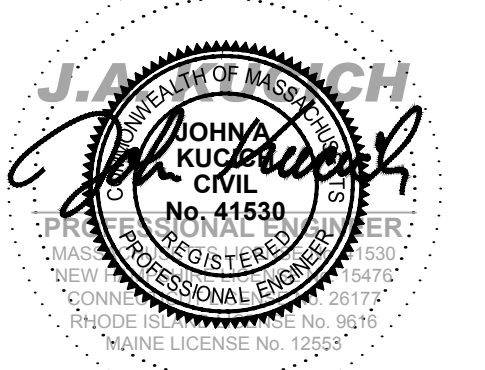
PROJECT No.: W181228  
DRAWN BY: CSE/AJS/NJK  
CHECKED BY: NEM/JAK  
DATE: 12/16/2023  
CAD ID: W181228\_SS2\_DEFSUB

**DEFINITIVE SUBDIVISION PLANS**

FOR  
**702, LLC**  
McGOVERN BOULEVARD EXTENSION  
McGOVERN BOULEVARD,  
TOWN OF LANCASTER,  
WORCESTER COUNTY,  
MASSACHUSETTS

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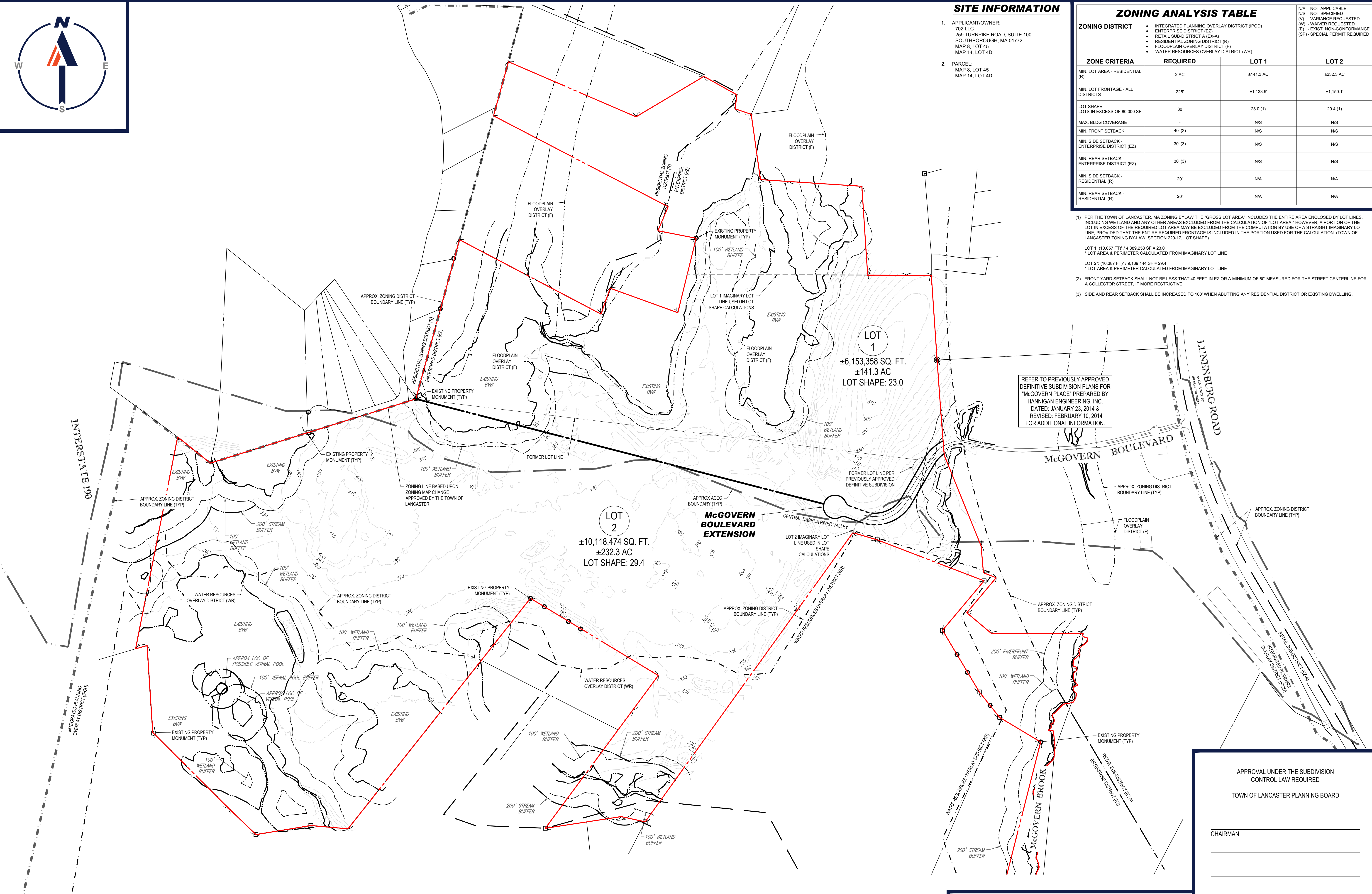


SHEET TITLE:

**OVERALL SUBDIVISION PLAN**

SHEET NUMBER:  
**C-202**

REVISION 2 - 03/15/2024



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**REFER TO "DEFINITIVE SUBDIVISION PLAN, PREPARED FOR CAPITAL GROUP PROPERTIES" PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR ADDITIONAL INFORMATION**

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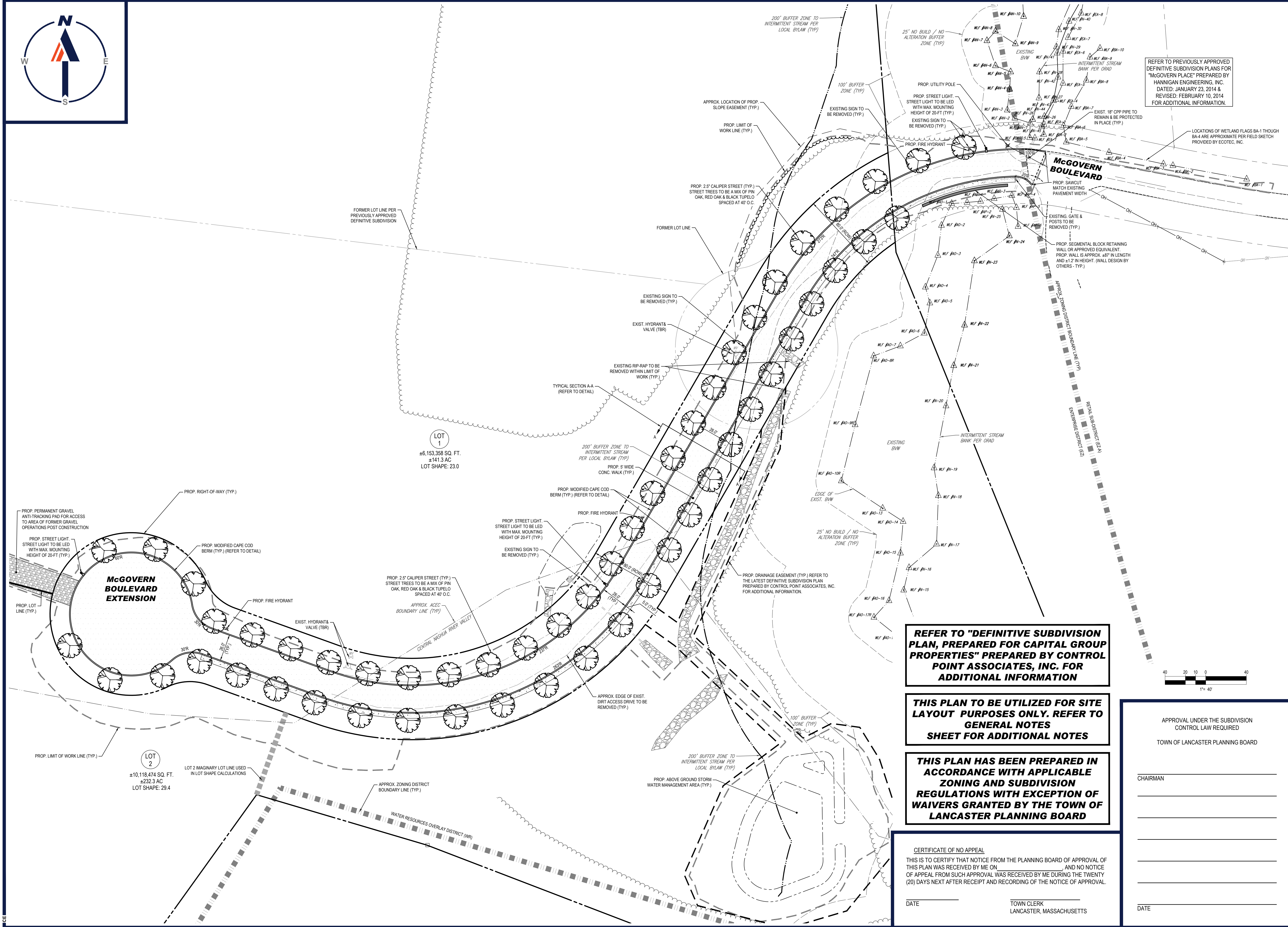
DATE \_\_\_\_\_ TOWN CLERK  
LANCASTER, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
TOWN OF LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_

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REFER TO PREVIOUSLY APPROVED DEFINITIVE SUBDIVISION PLANS FOR "MCGOVERN PLACE" PREPARED BY HANNIGAN ENGINEERING, INC. DATED: JANUARY 23, 2014 & REVISED: FEBRUARY 10, 2014 FOR ADDITIONAL INFORMATION.

LOCATIONS OF WETLAND FLAGS BA-1 THROUGH BA-4 ARE APPROXIMATE PER FIELD SKETCH PROVIDED BY ECOTEC, INC.

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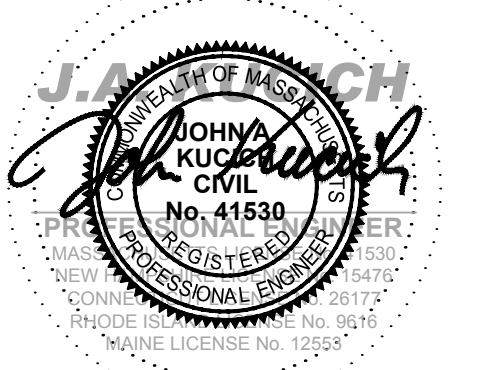
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**DEFINITIVE SUBDIVISION PLANS**

FOR  
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 MCGOVERN BOULEVARD EXTENSION  
 TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

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**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

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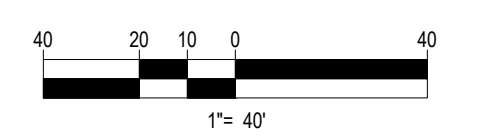
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 TOWN OF LANCASTER PLANNING BOARD

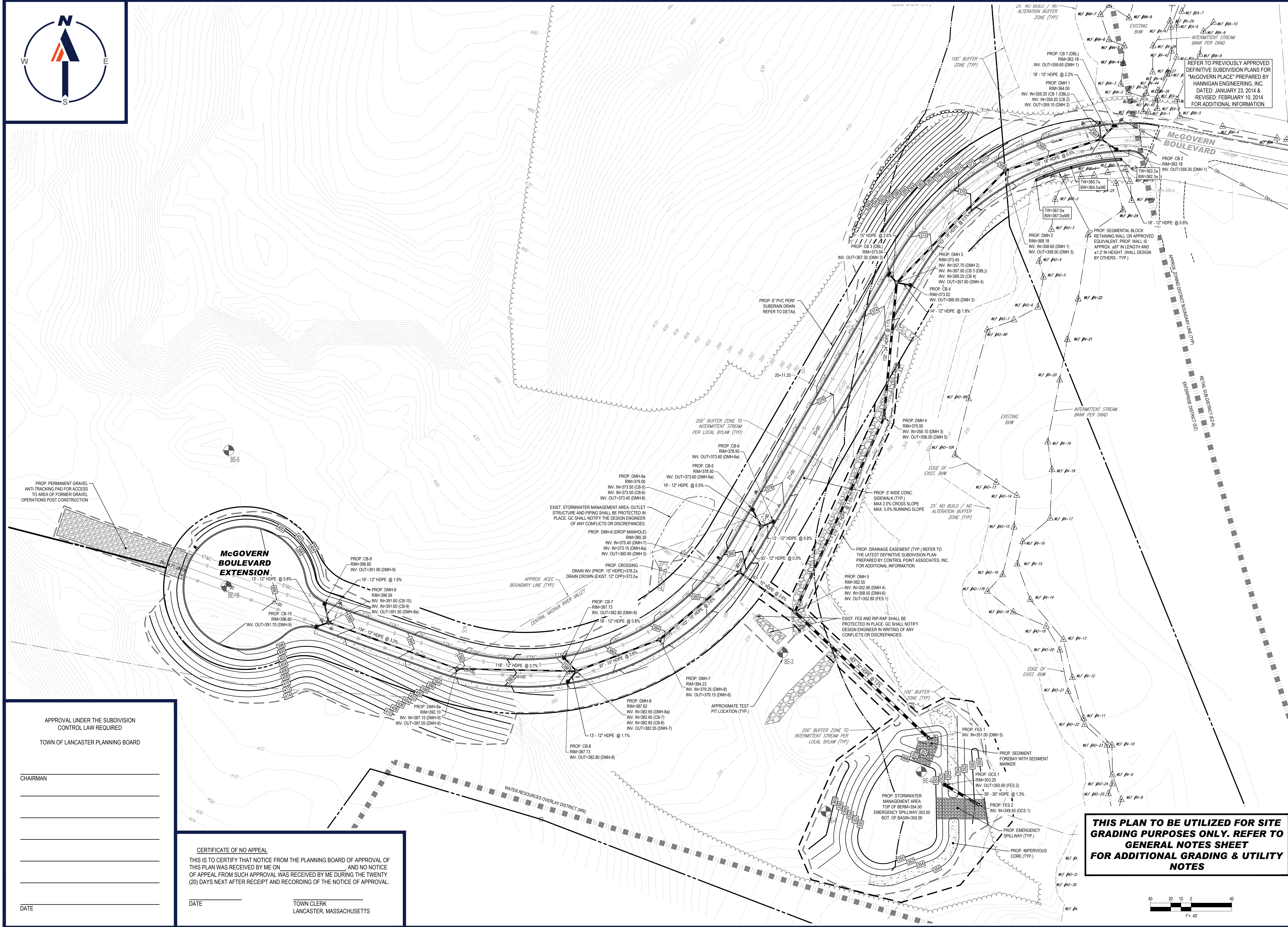
CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

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**DEFINITIVE SUBDIVISION PLANS**

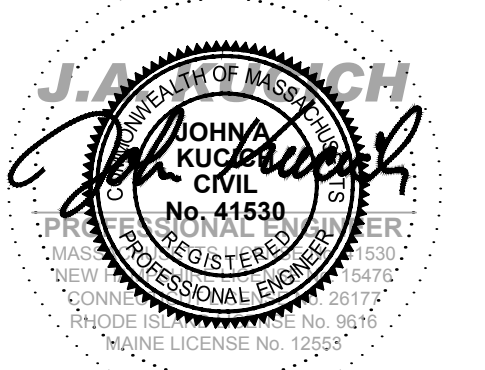
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SHEET TITLE:

**GRADING & DRAINAGE PLAN**

SHEET NUMBER:

**C-401**

REVISION 2 - 03/15/2024

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
 TOWN OF LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_

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\_\_\_\_\_

DATE \_\_\_\_\_

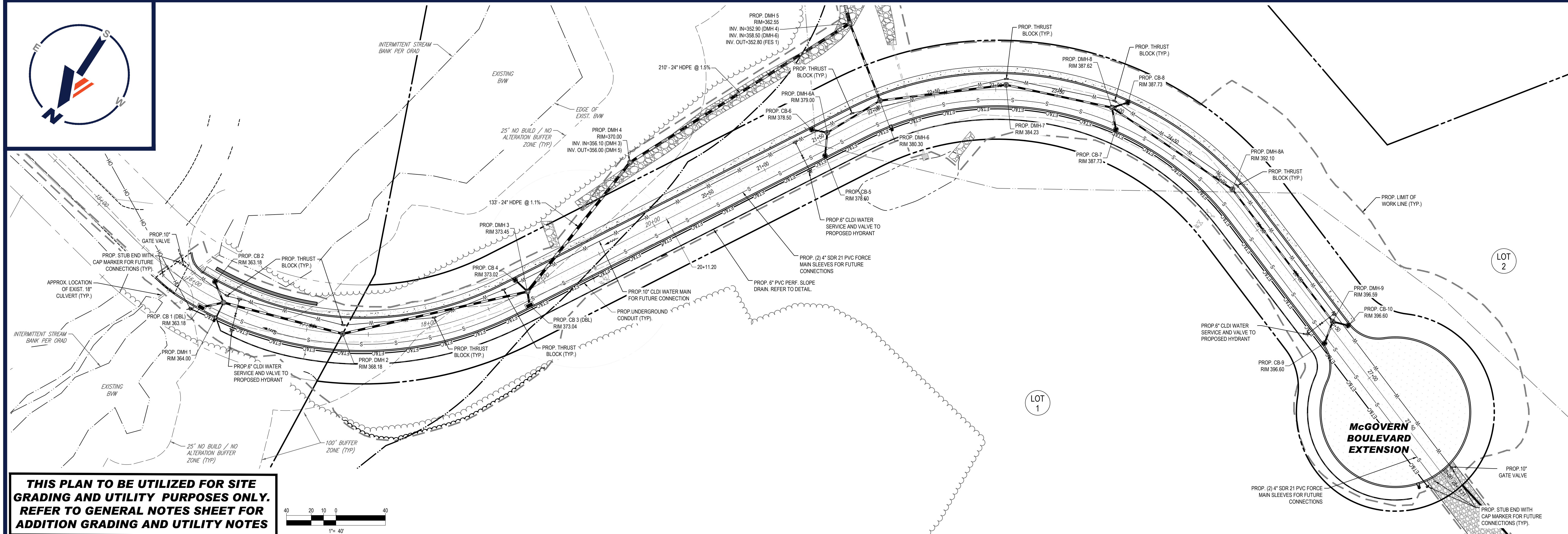
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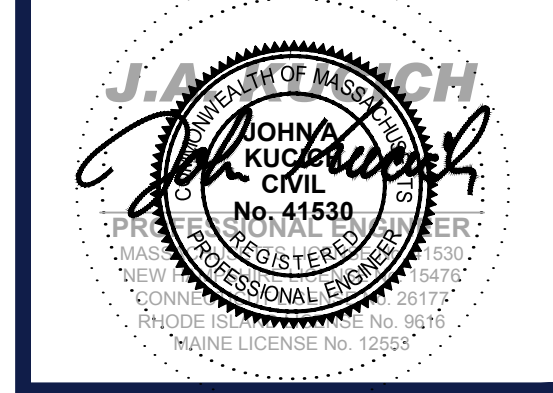
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McGOVERN BOULEVARD, TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com



**McGOVERN BLVD EXTENSION PLAN & PROFILE**

SHEET NUMBER:  
**C-402**  
REVISION 2 - 03/15/2024

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

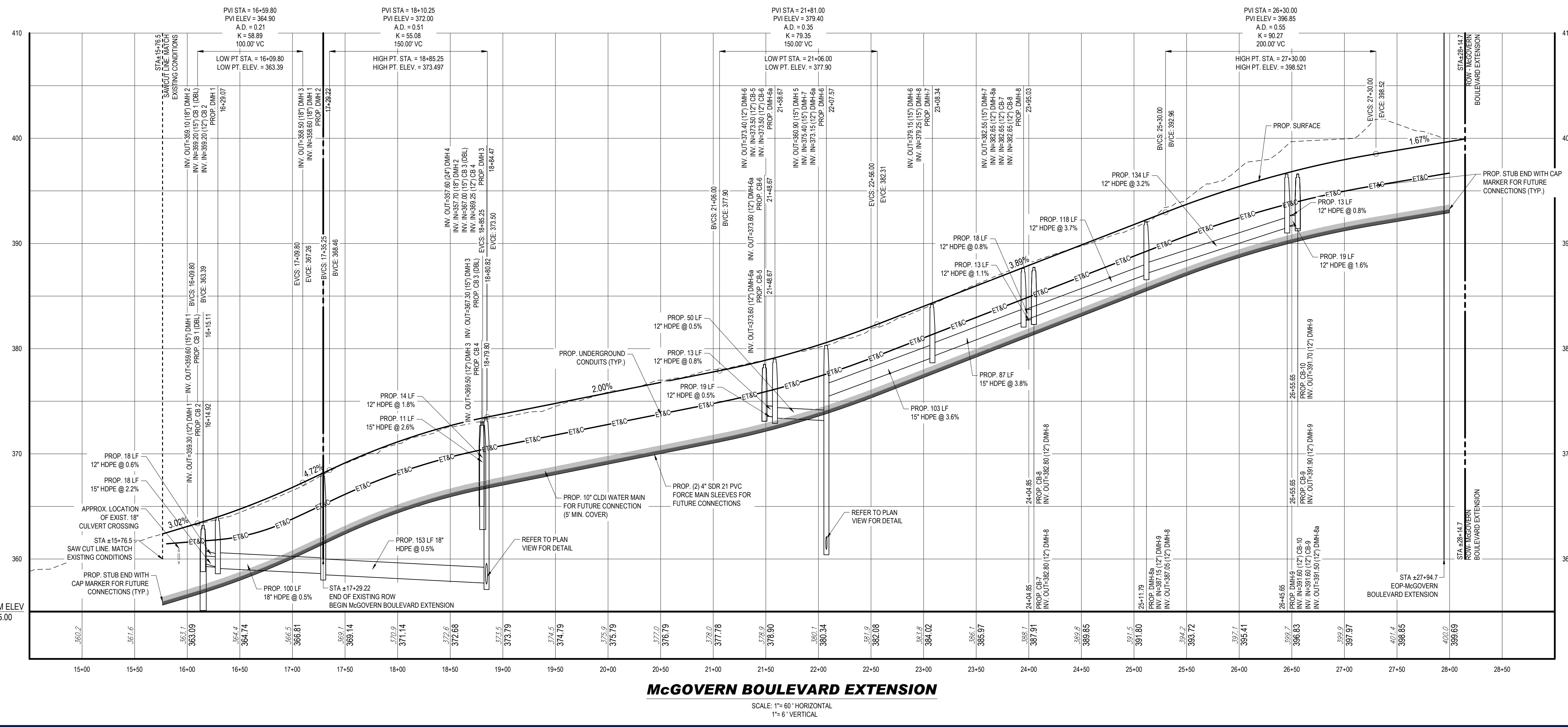
TOWN OF LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_  
LANCASTER, MASSACHUSETTS

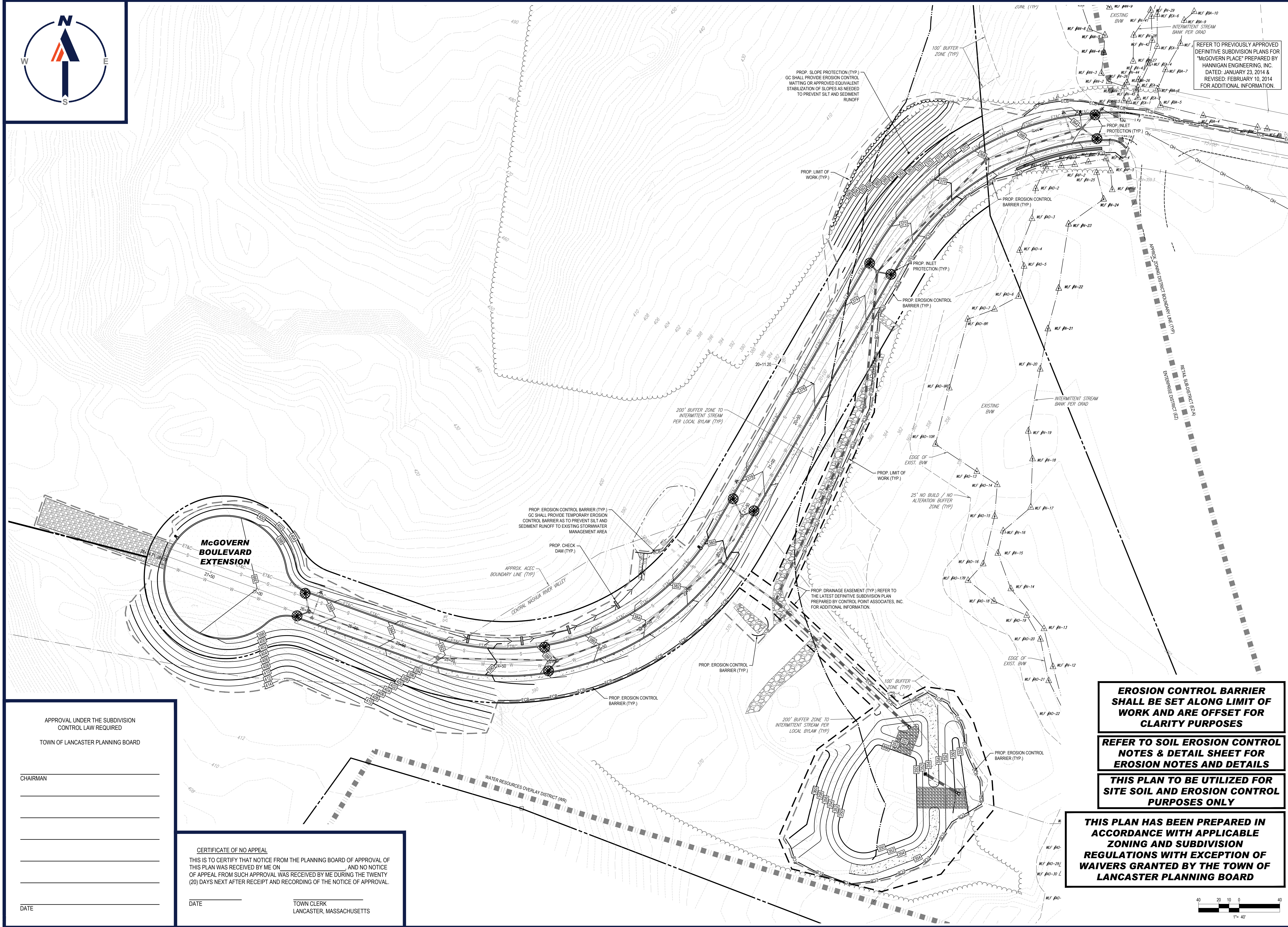
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**McGOVERN BOULEVARD EXTENSION**  
SCALE: 1" = 60' HORIZONTAL  
1" = 6' VERTICAL

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**DEFINITIVE PLAN**

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PROJECT No.: W181228  
 DRAWN BY: CSE/AJS/NDK  
 CHECKED BY: NEM/JAK  
 DATE: 12/15/2023  
 CAD ID.: W181228\_SS2\_DEFSUB\_SITE & GRAD

**DEFINITIVE SUBDIVISION PLANS**

FOR  
**702, LLC**  
 MCGOVERN BOULEVARD EXTENSION  
 TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



SHEET TITLE:  
**EROSION CONTROL PLAN**  
 SHEET NUMBER:  
**C-601**  
 REVISION 2 - 03/15/2024

**EROSION CONTROL BARRIER SHALL BE SET ALONG LIMIT OF WORK AND ARE OFFSET FOR CLARITY PURPOSES**

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**

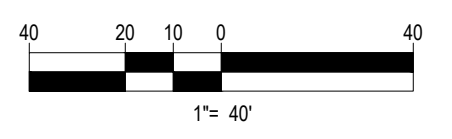
**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS WITH EXCEPTION OF WAIVERS GRANTED BY THE TOWN OF LANCASTER PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
 TOWN OF LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE \_\_\_\_\_

**CERTIFICATE OF NO APPEAL**  
 THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON \_\_\_\_\_ AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.  
 DATE \_\_\_\_\_ TOWN CLERK  
 LANCASTER, MASSACHUSETTS



C:\PROGRAMDATA\BOHLER\CADD\TEMP\AC\SUB\181228\_SS2\_DEFSUB\_SITE & GRAD\...LAYOUT\_C-601-EROS



### EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 50 FEET AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

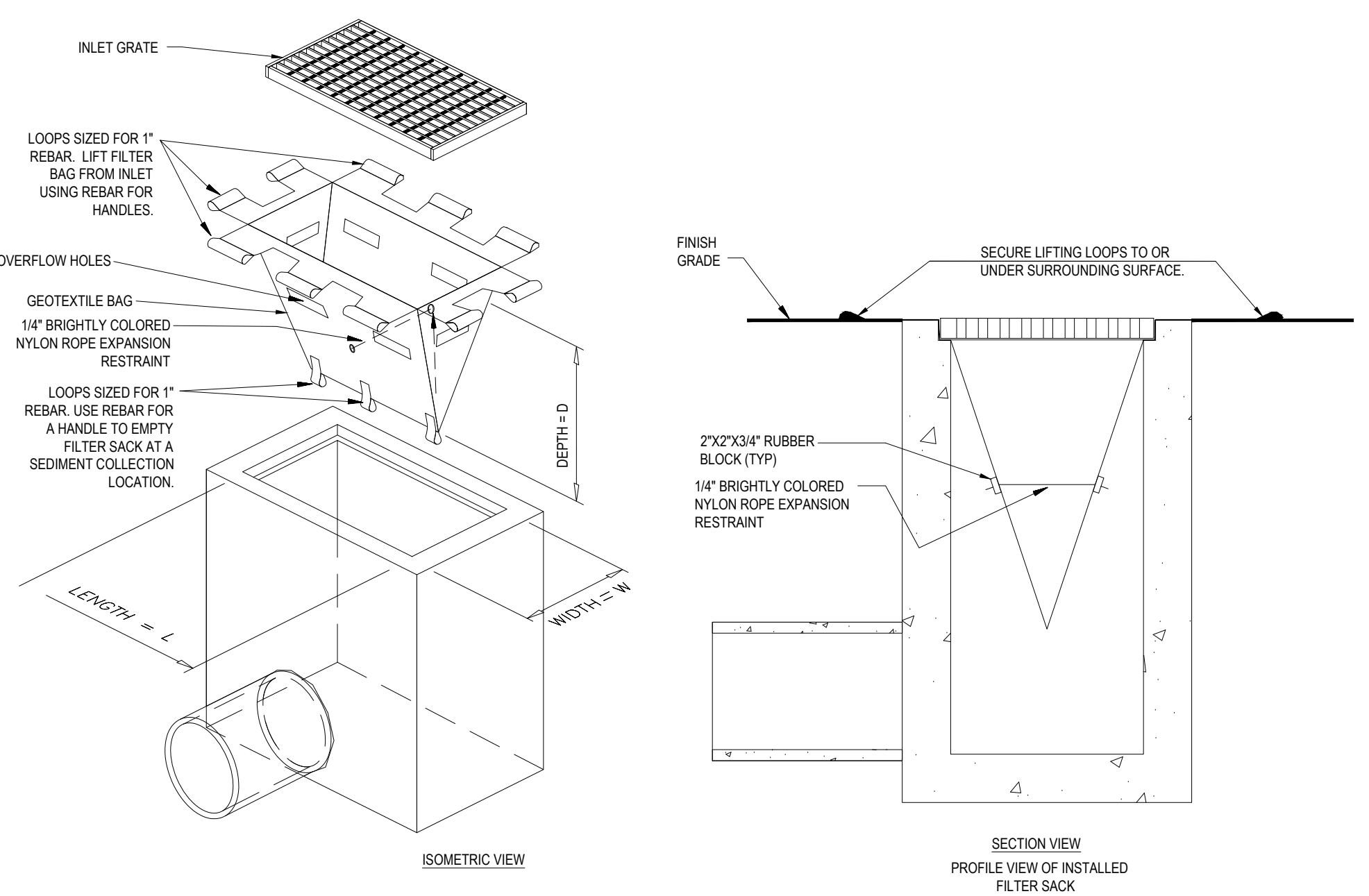
MULCH	LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA		STRAW	100 POUNDS
WINDY AREA		SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1		JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1			(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

\*A HYDRO APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

**MULCH ANCHORING**  
ANCHOR MULCH WITH PEG AND TWINE (1 SO. YODBLOCK), MULCH NETTING (AS PER MANUFACTURER), WOOD CELLULOSE FIBER (750 LBS/ACRE), CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS), USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

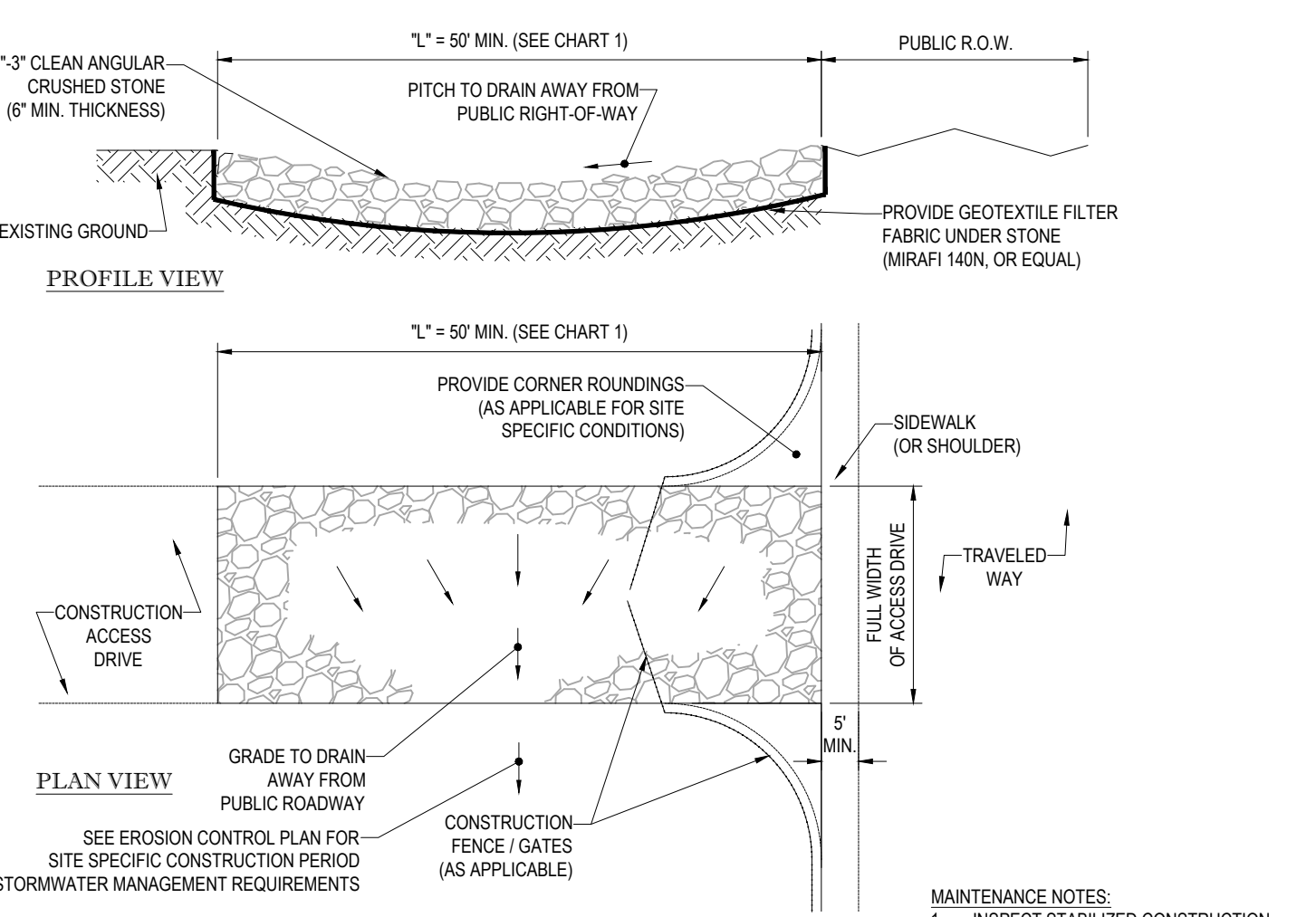
### EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR SEED AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ON ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



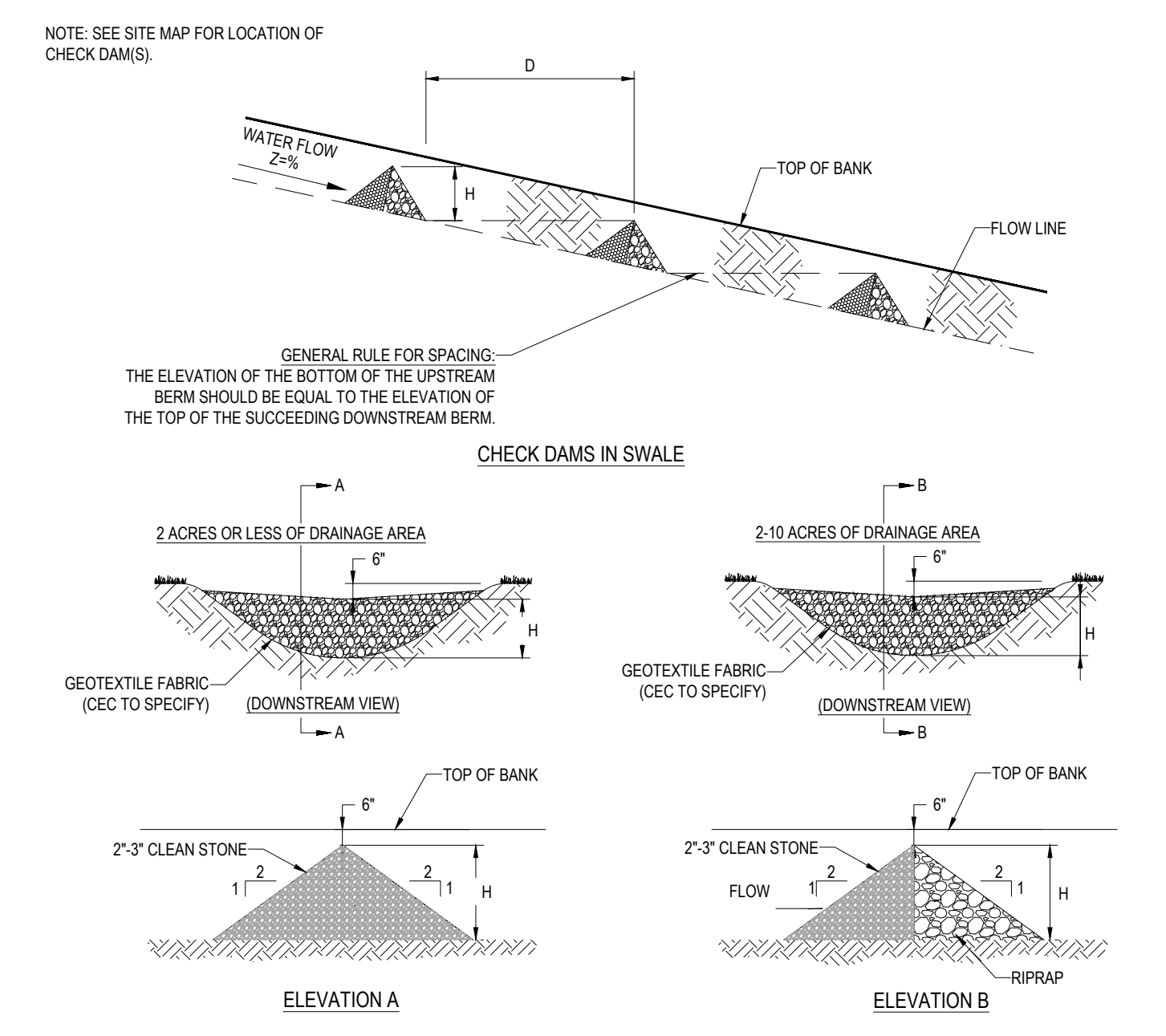
**FILTER SACKS (GRADED INLETS)**

N.T.S.



### STABILIZED CONSTRUCTION EXIT

N.T.S.



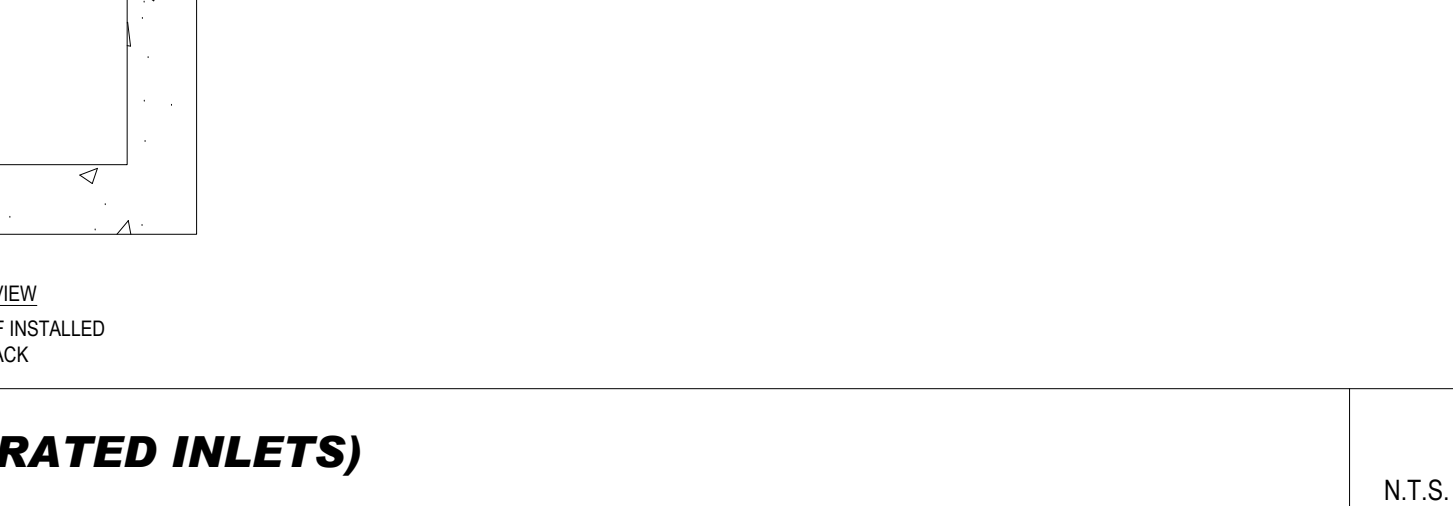
**ROCK CHECK DAM**

N.T.S.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4333	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4333	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRADED INLET BOX.
- THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRADED INLET BOX.



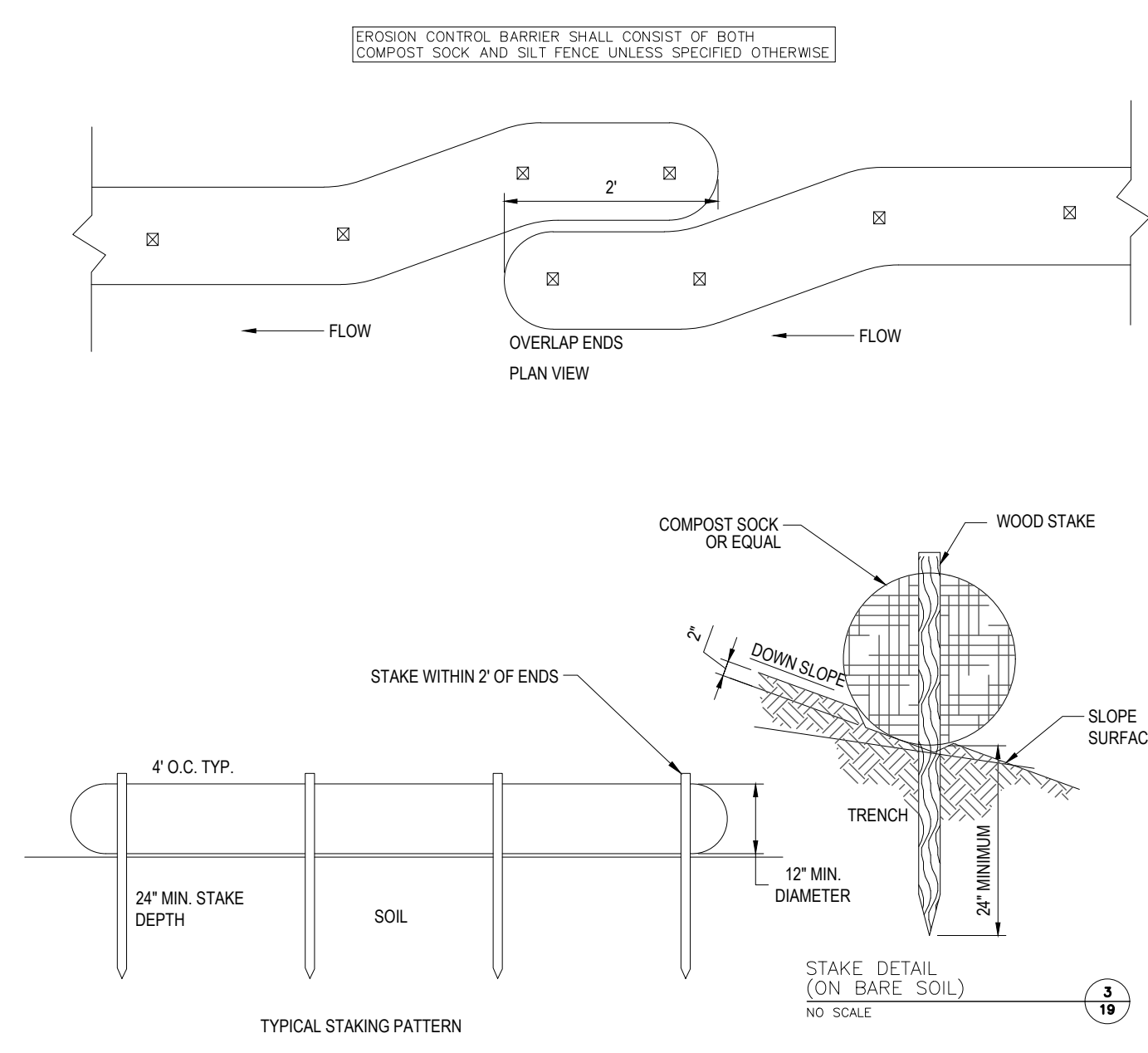
**TEMPORARY STOCKPILE DETAIL**

N.T.S.

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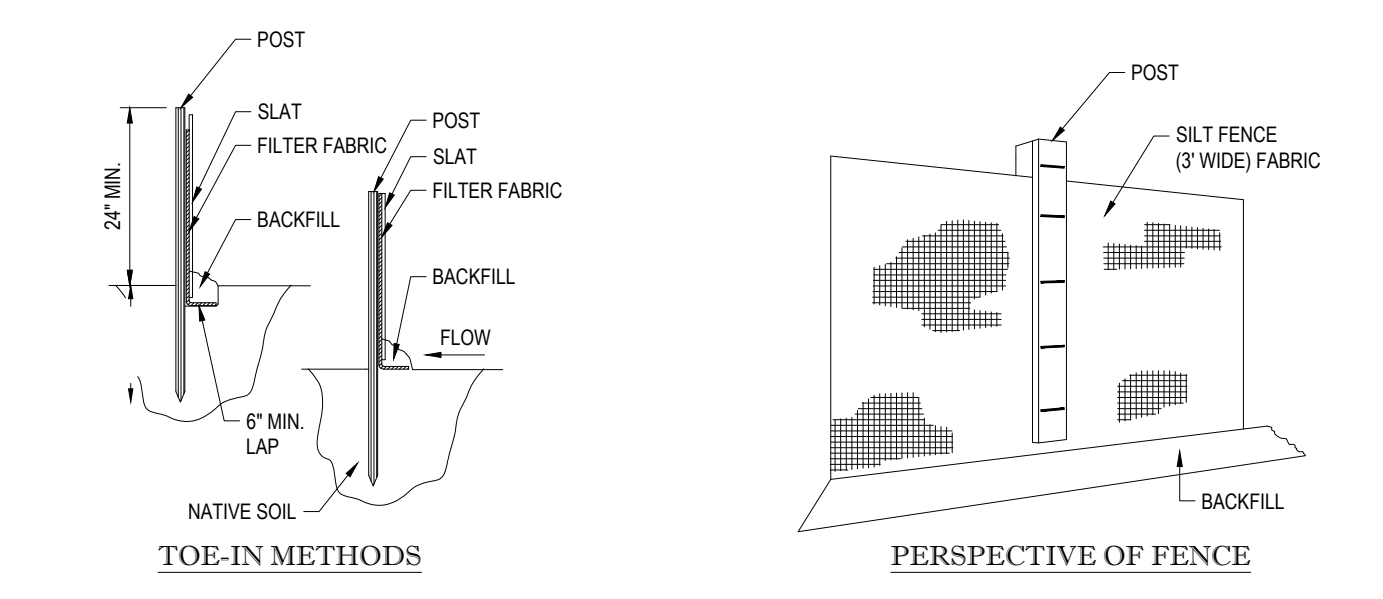
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DATE \_\_\_\_\_ TOWN CLERK  
LANCASTER, MASSACHUSETTS



**EROSION CONTROL BARRIER (ECB) DETAIL**

N.T.S.



**TOE-IN METHODS**

**PERSPECTIVE OF FENCE**

**SILT FENCE**

N.T.S.

- INSTALLATION:
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
  - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
  - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

### EROSION CONTROL BARRIER (ECB) DETAIL

N.T.S.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
TOWN OF LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/10/2024	REVISED WETLANDS PER OOC EXTENSION	NJK	AJS
2	03/15/2024	PB & CON COMM COMMENTS	CSE	AJS

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CHECKED BY:	NEM/JAK
DATE:	12/15/2023
CAD LID:	W181228_SS2_DEFSUB-DET

### DEFINITIVE SUBDIVISION PLANS

FOR  
**702, LLC**

McGOVERN BOULEVARD  
EXTENSION  
McGOVERN BOULEVARD,  
TOWN OF LANCASTER,  
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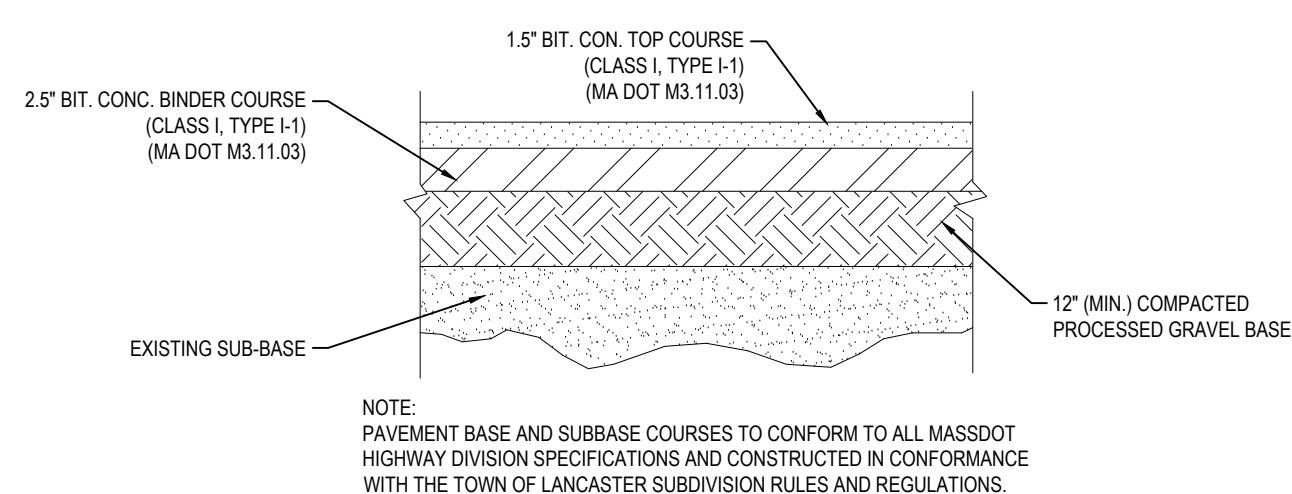
JOHN A. KUCERA  
REGISTERED PROFESSIONAL ENGINEER  
No. 41530  
MASSACHUSETTS  
EXPIRES 12/31/2026

### SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:  
**C-602**

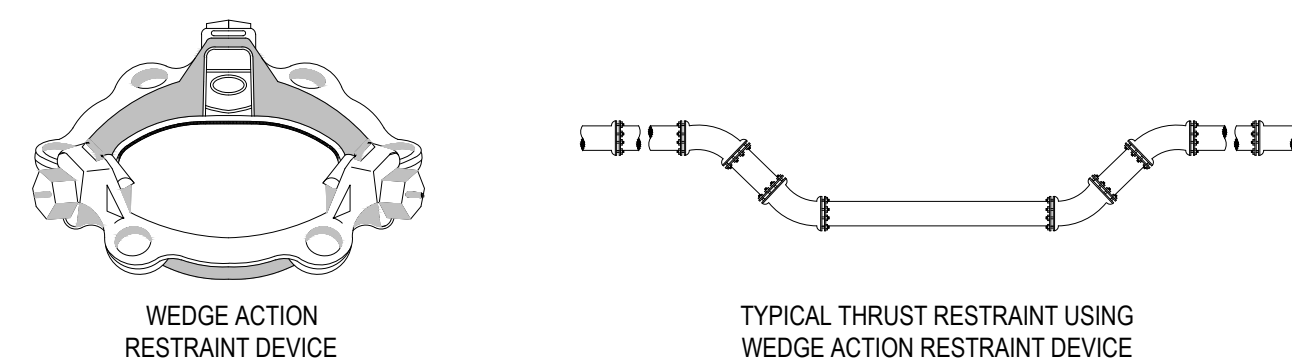
REVISION 2 - 03/15/2024





**TYPICAL PAVEMENT SECTION**

N.T.S.

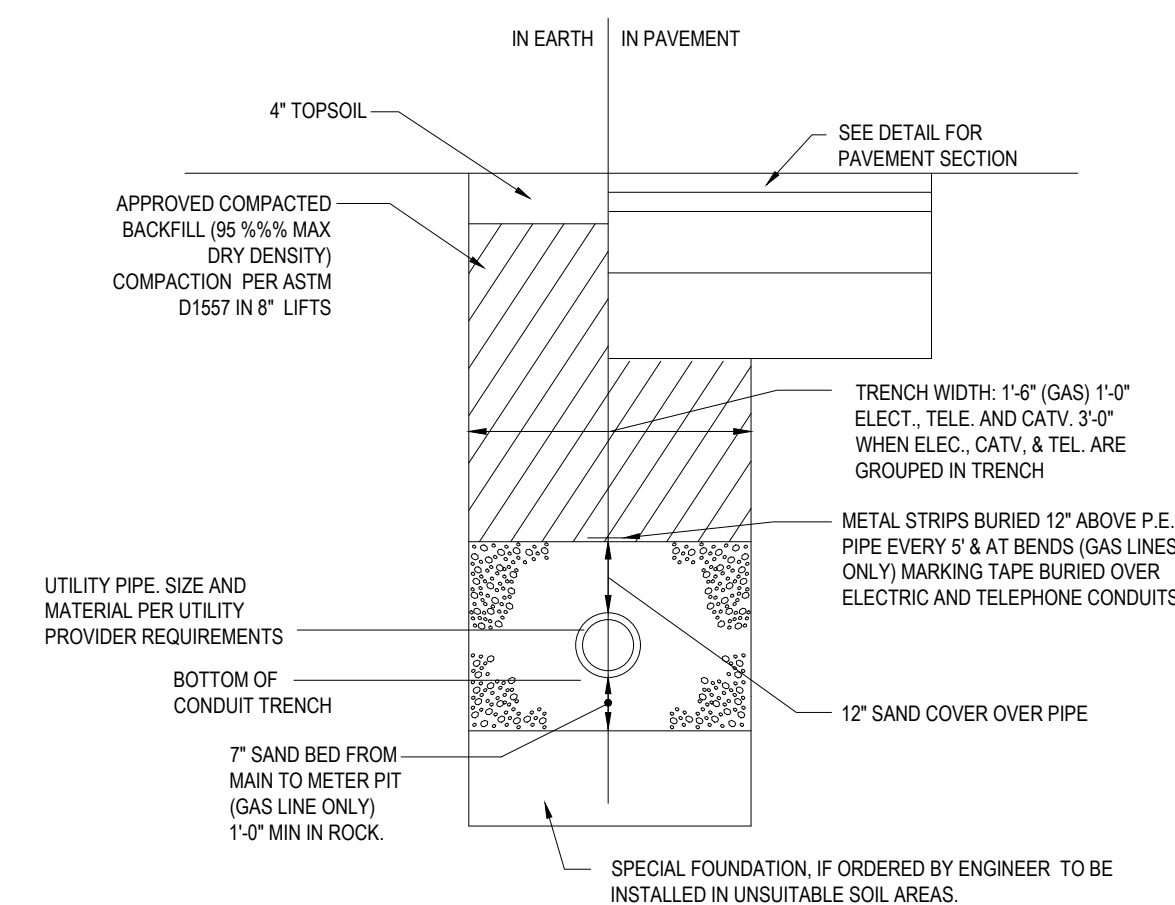


- NOTES:  
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SITE SPECIFIC DESIGN FROM MANUFACTURER.  
 2. DEVICES NEED TO BE PLACED BEYOND THE AREA OF RESTRAINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

**TYPICAL WATER LINE JOINT RESTRAINT "MEGALUG" DETAIL**

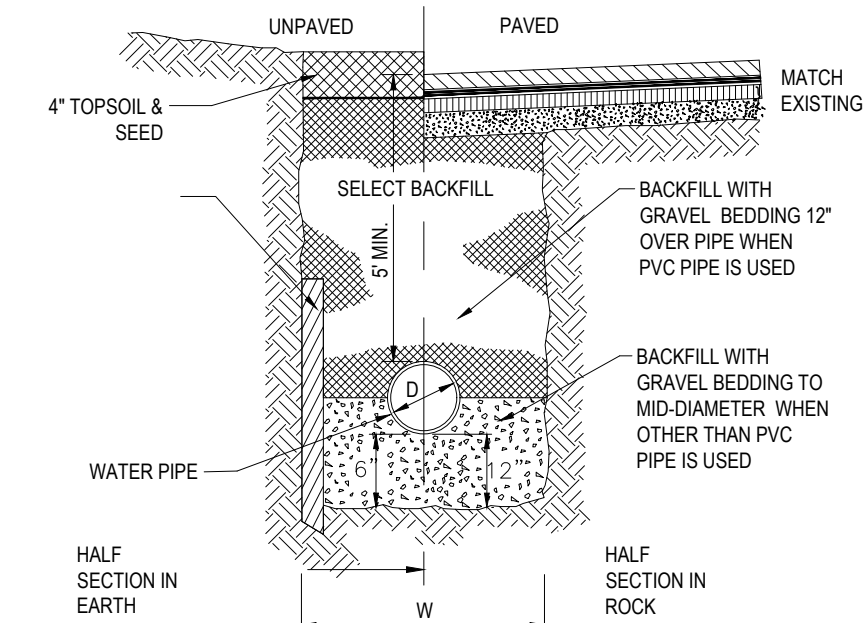
N.T.S.

NOTE: THE CONTRACTOR IS DIRECTED AND RESPONSIBLE TO Slope AND/OR SHIELD THE TRENCH EXCAVATION IN ACCORDANCE WITH ALL APPLICABLE OSHA REGULATIONS.



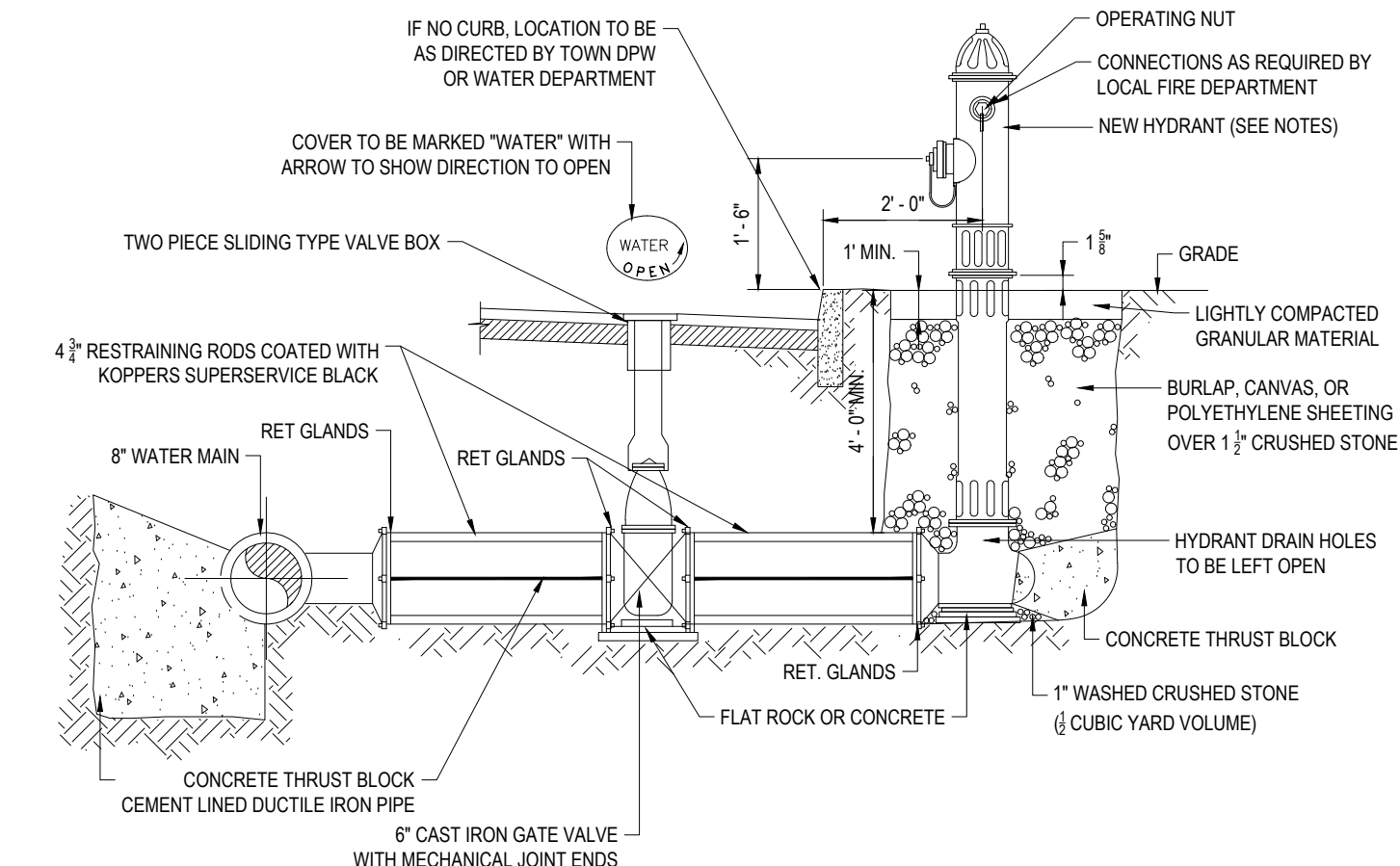
**ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL**

N.T.S.



**TYPICAL WATER TRENCH**

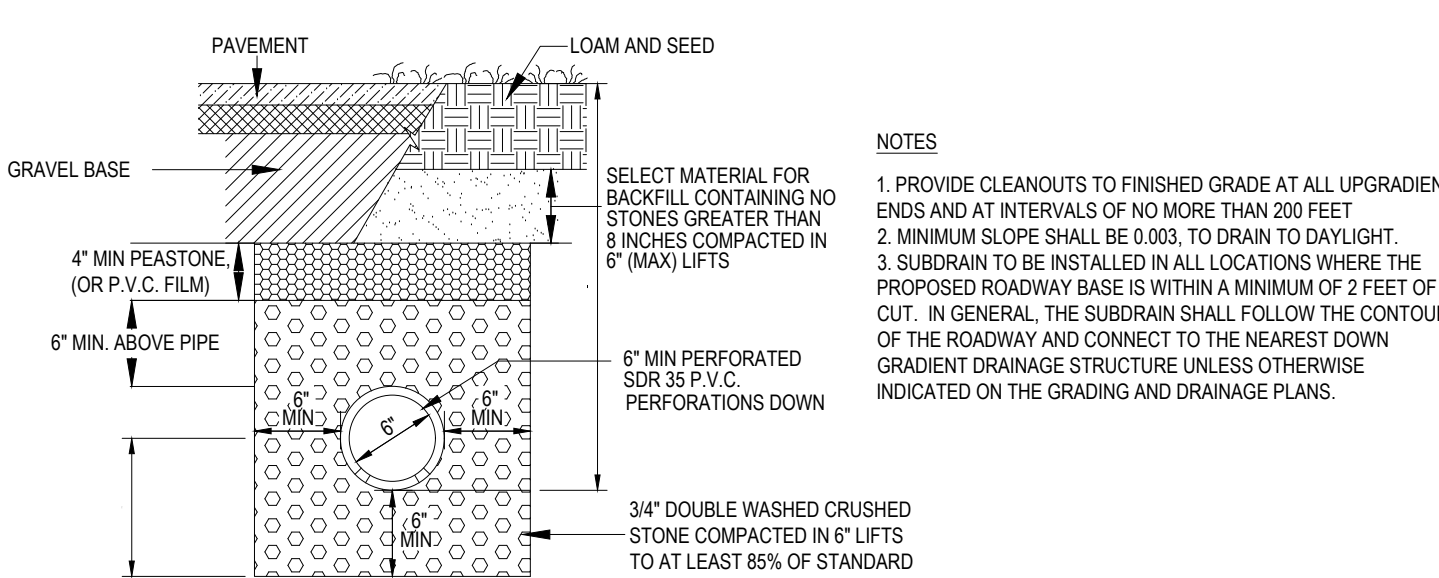
N.T.S.



- NOTES:  
 1. HYDRANTS AND APPURTENANCES SHALL BE EQUAL IN QUALITY TO THOSE PRESENTLY BEING PURCHASED BY THE TOWN OF SHREWSBURY WATER DEPARTMENT AND SHOULD BE APPROVED BY THE TOWN PRIOR TO ORDERING MATERIALS.  
 2. HYDRANTS SHALL CONFORM IN ALL RESPECTS TO U.S. PIPE METROPOLITAN 250 MODEL 94 OR CLOW MEDALLION, PER THE TOWN OF SHREWSBURY WATER DEPARTMENT RULES AND REGULATIONS, DATED 12/11/12.  
 3. HYDRANTS SHALL HAVE 5 1/2" MAIN VALVE, 2 1/2" HOSE NOZZLES, 1 1/4" PUMPER NOZZLE, INDEPENDENT DRAIN AND DRAIN ROD, 1" OPERATING NUT, AND NATIONAL STANDARD THREADS.  
 4. HYDRANTS SHALL OPEN COUNTER-CLOCKWISE.  
 5. HYDRANTS SHALL BE INSTALLED NOT LESS THAN 34" FROM THE GROUND AND NOT MORE THAN 40" HIGH.

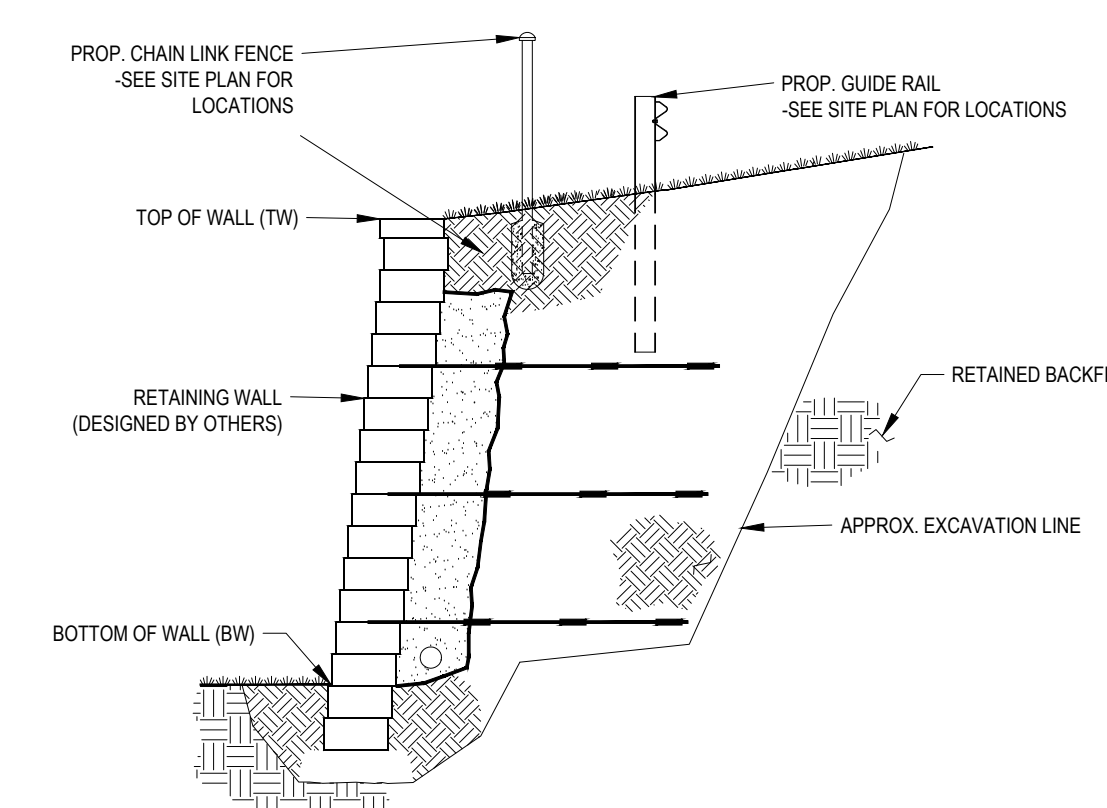
**HYDRANT & VALVE INSTALLATION**

N.T.S.



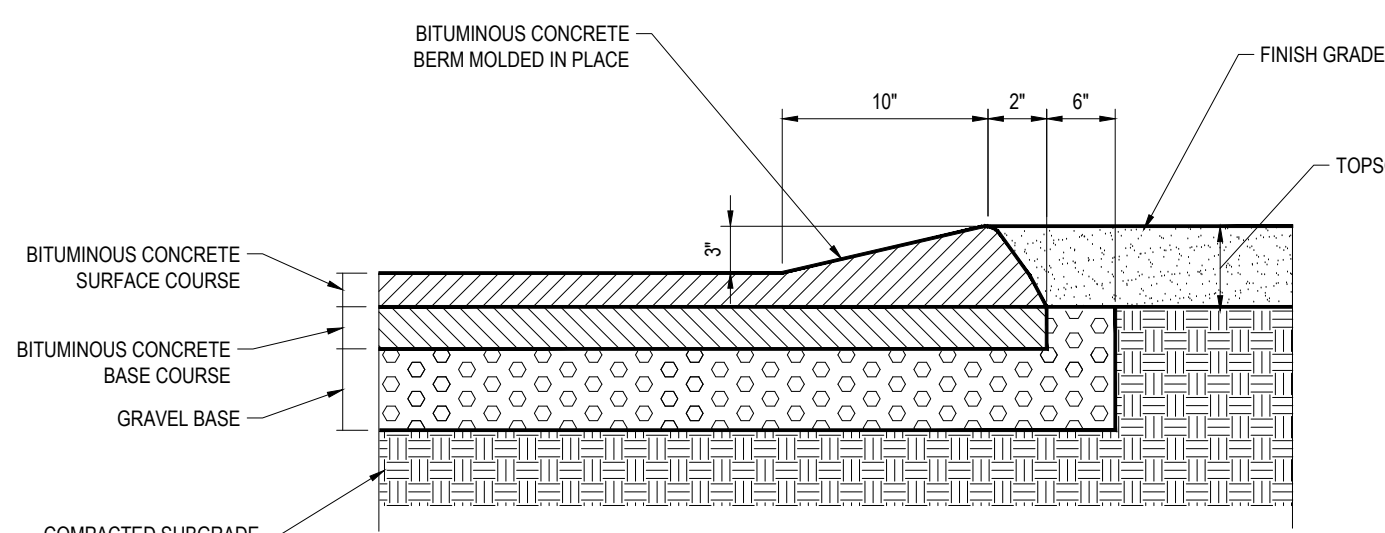
**TYPICAL SUBDRAIN DETAIL**

N.T.S.



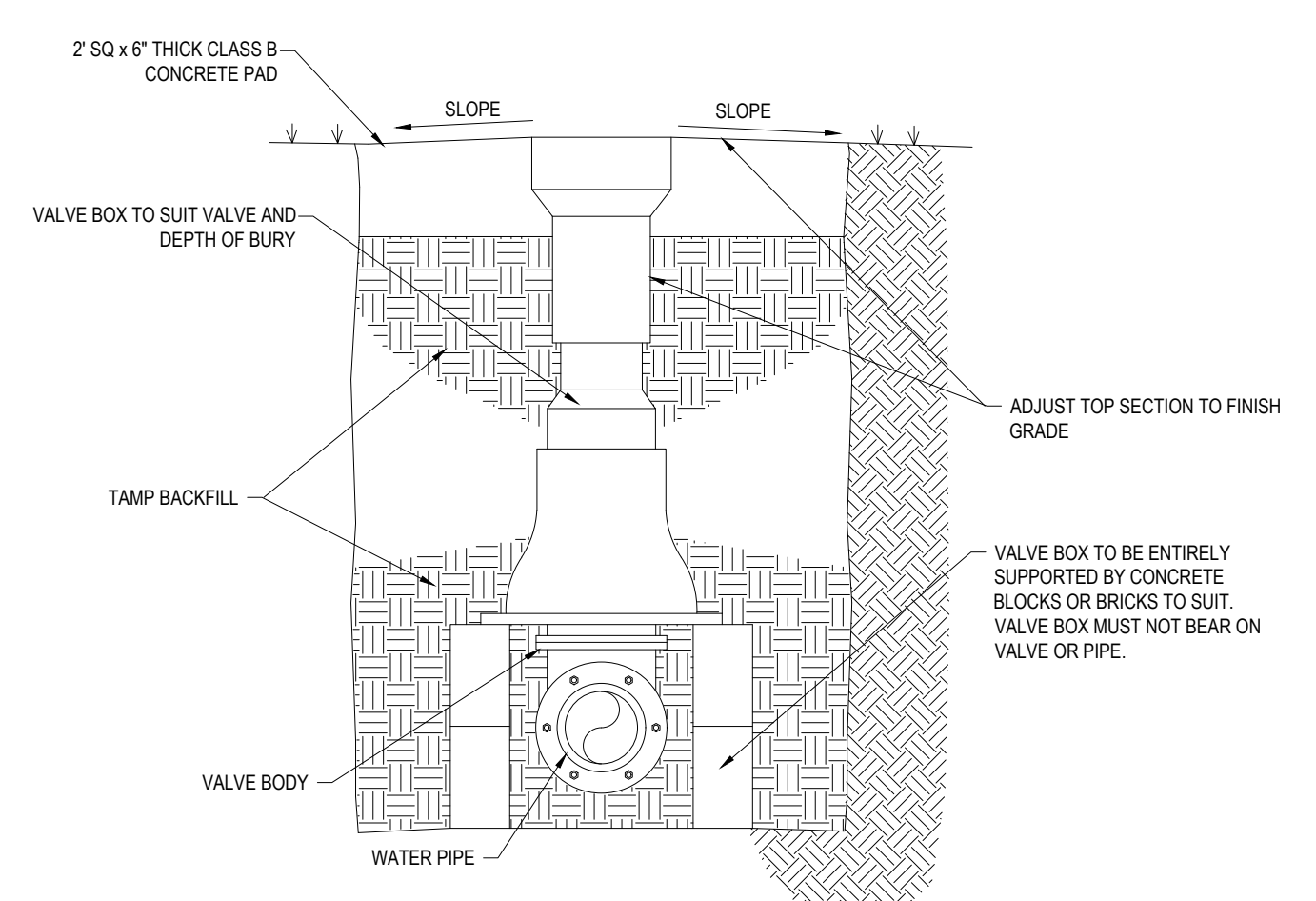
**TYPICAL SEGMENTAL BLOCK RETAINING WALL DETAIL**

N.T.S.



**MODIFIED CAPE COD BERM**

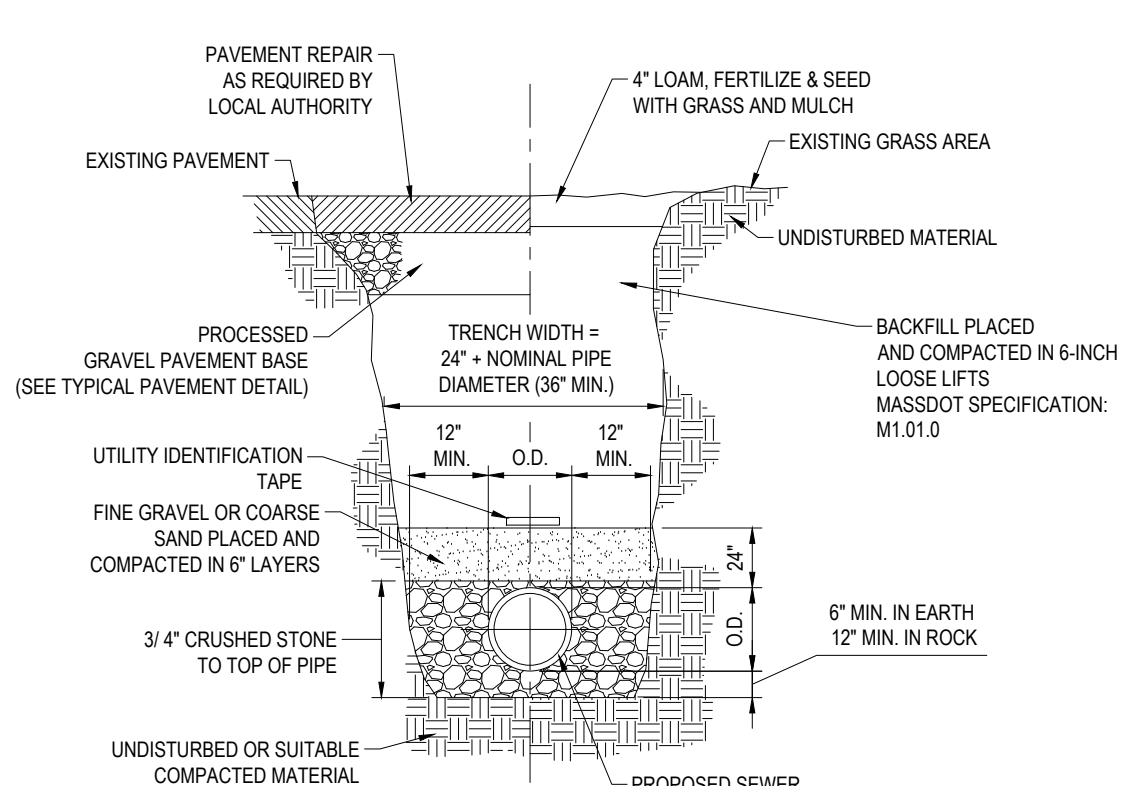
N.T.S.



**GATE VALVE**

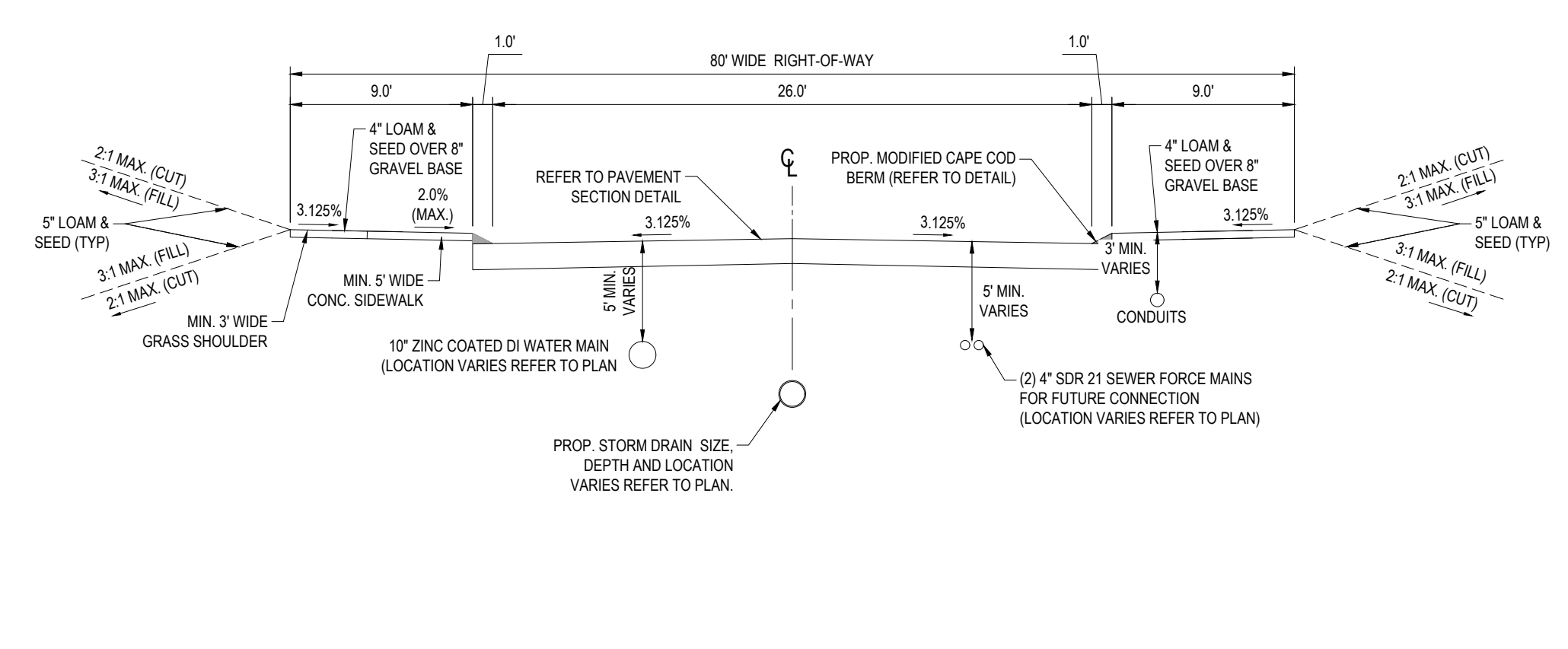
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**SEWER AND FORCE MAIN TRENCH DETAIL**

N.T.S.



**McGOVERN BOULEVARD EXTENSION TYPICAL ROADWAY CROSS SECTION A-A**

N.T.S.

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CHAIRMAN \_\_\_\_\_  
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 \_\_\_\_\_  
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 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
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 DRAWN BY: CSE/AJS/NDK  
 CHECKED BY: NEM/JAK  
 DATE: 12/15/2023  
 CAD ID: W181228\_SS2\_DEFSUB-DET

**DEFINITIVE SUBDIVISION PLANS**

FOR  
**702, LLC**  
 McGOVERN BOULEVARD EXTENSION  
 McGOVERN BOULEVARD, TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

Professional Engineer Seal for John J. Bohler, No. 41530, State of Massachusetts.

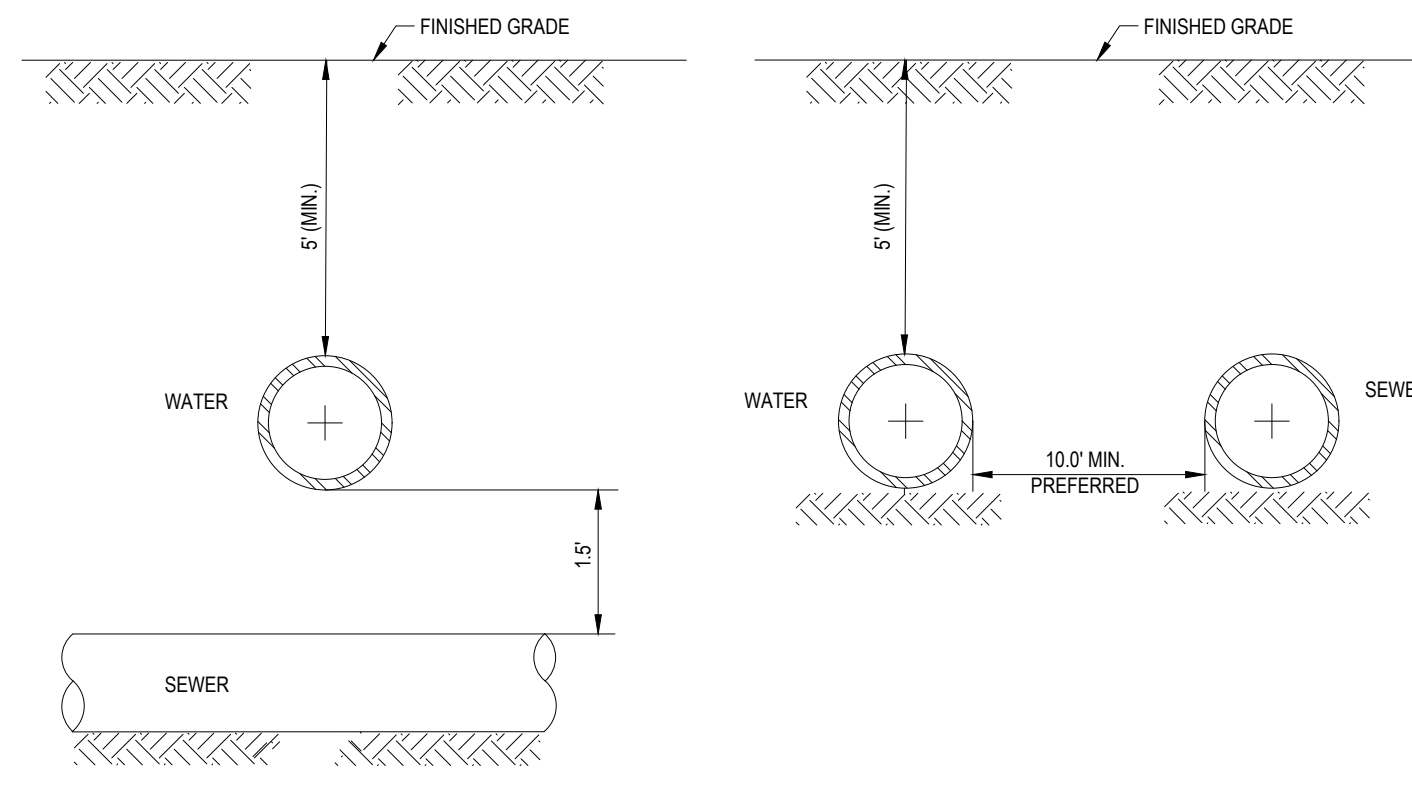
**CONSTRUCTION DETAIL SHEET**

SHEET NUMBER:  
**C-901**

REVISION 2 - 03/15/2024

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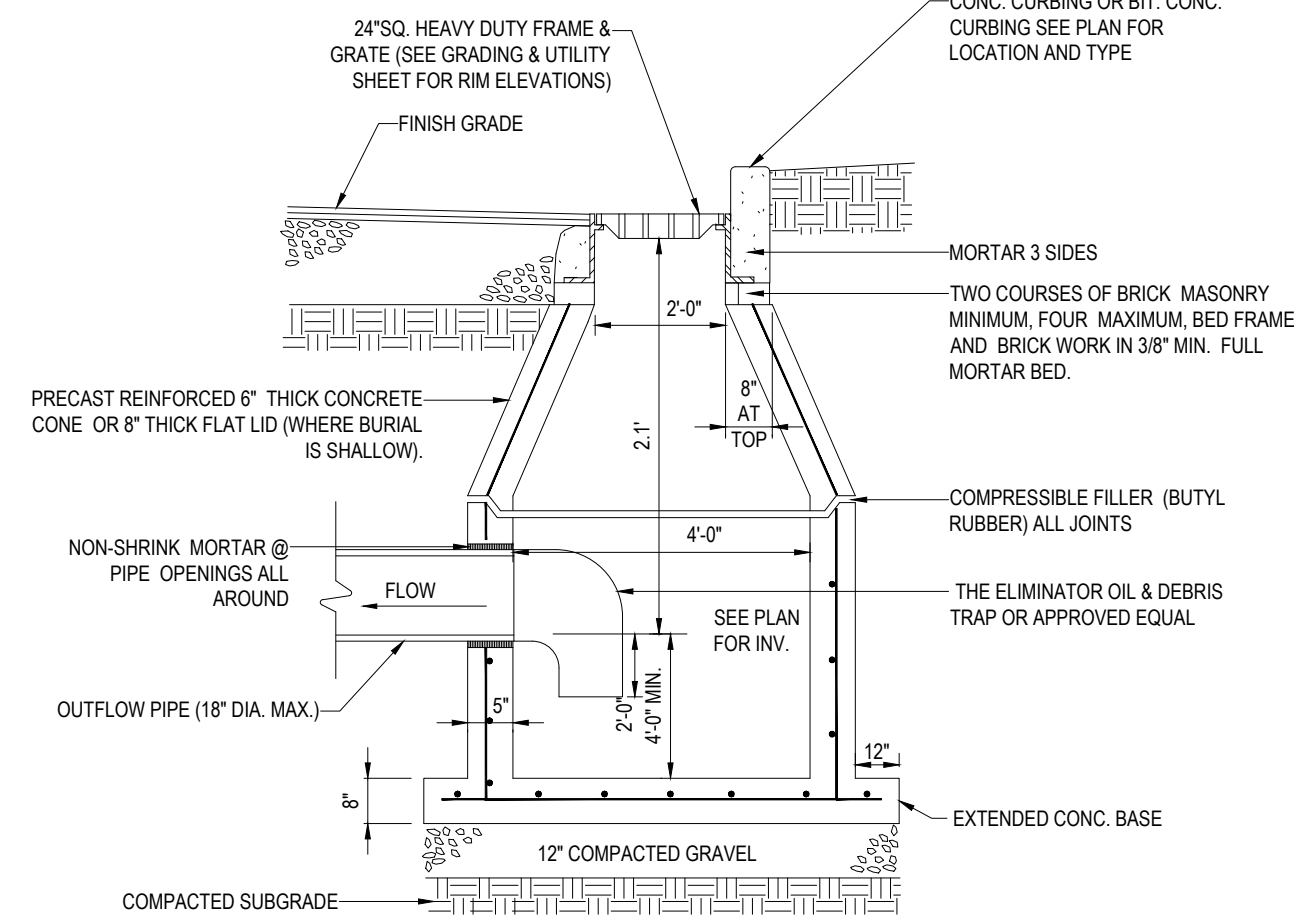




NOTE: 10' HORIZONTAL SEPARATION AND 5' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER AND SEWER AS DEPICTED IN THIS DETAIL. OR SEWER SHALL BE ENCASED IN CONCRETE (SEE "CONCRETE ENCASEMENT DETAIL AT UTILITY CROSSING" DETAIL THIS SHEET) IN SECTIONS WHERE SEPARATIONS SHALL NOT BE ACHIEVED.

**WATER/SEWER CROSSING DETAIL**

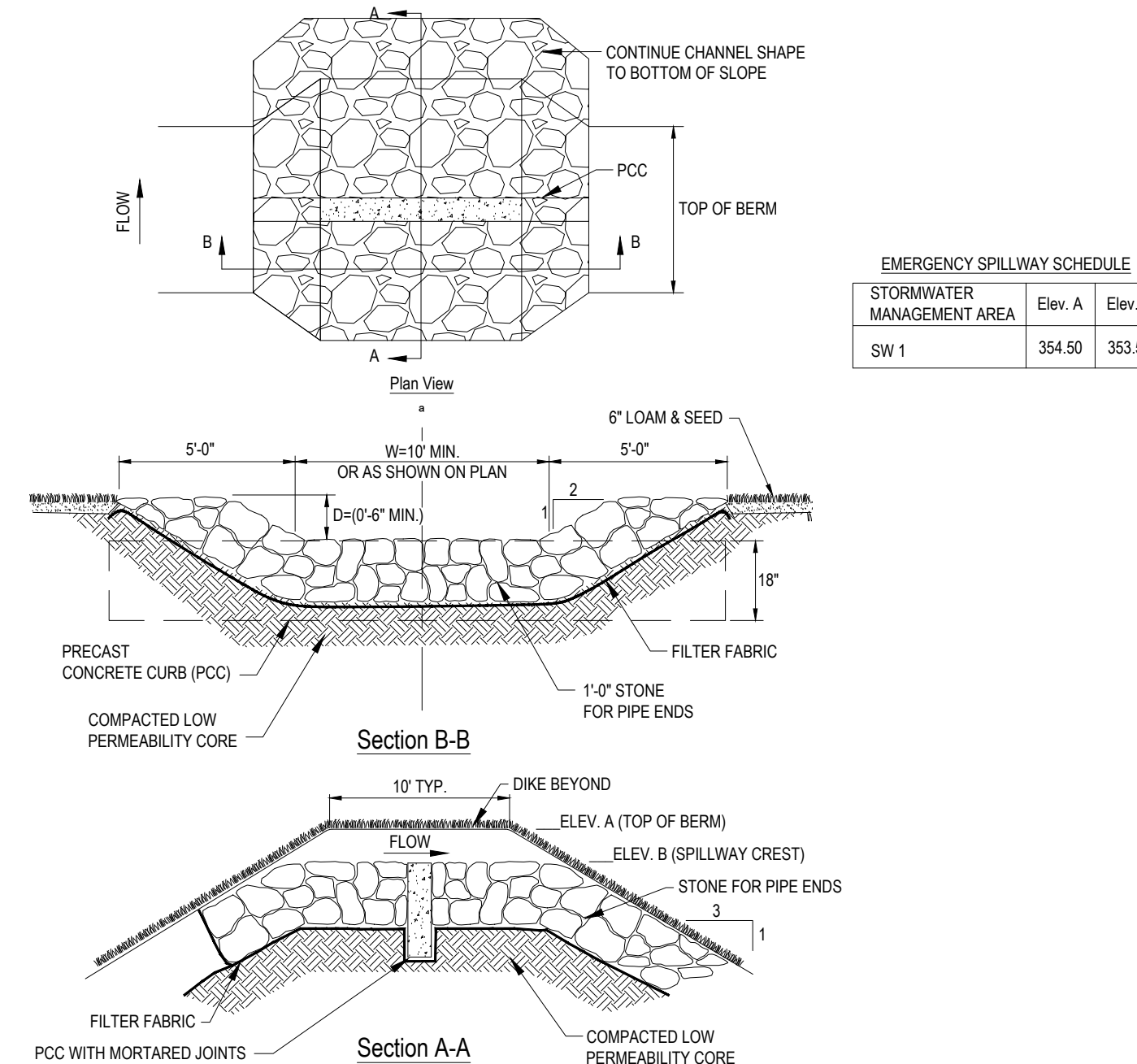
N.T.S.



NOTES:  
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.  
2. USE PRECAST FLAT SLAB TOP FOR SHALLOW INVERT APPLICATIONS

**PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL**

N.T.S.

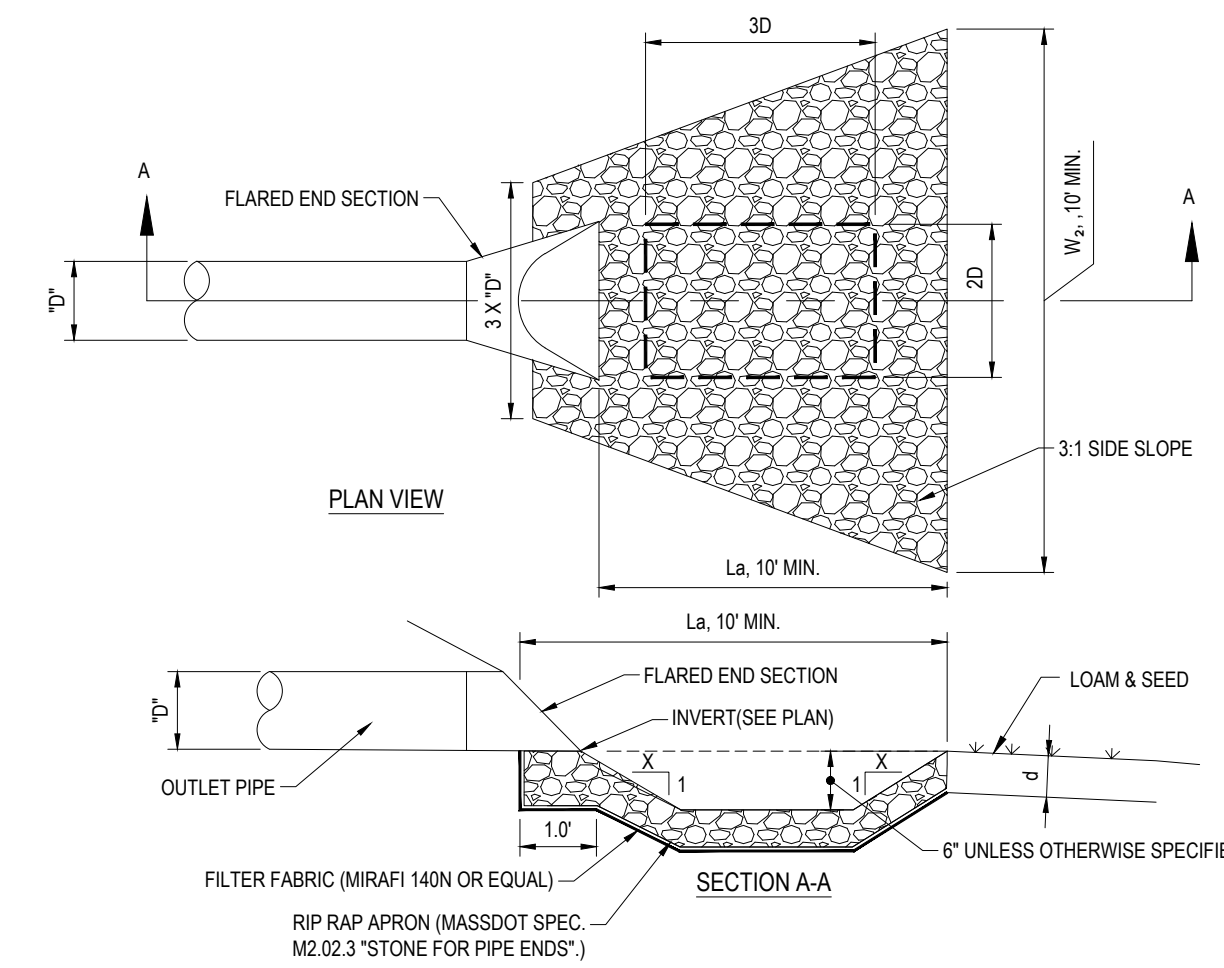


EMERGENCY SPILLWAY SCHEDULE

STORMWATER MANAGEMENT AREA	Elev. A	Elev. B
SW 1	354.50	353.50

**OVERFLOW SPILLWAY**

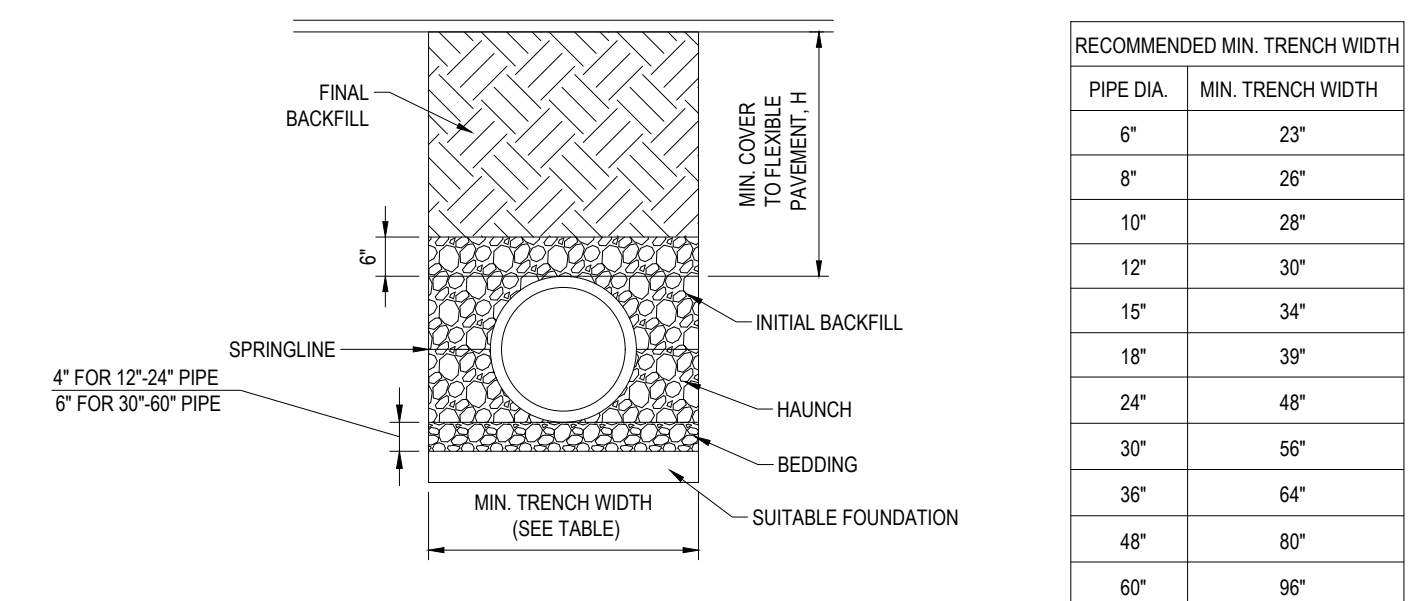
N.T.S.



SCOUR HOLE CHART

LOCATION	D (ft.)	F (ft.)	C (ft.)	B (ft.)	d (ft.)
FES-1	30	1	12	10	12

**FLARED END SECTION WITH RIP RAP APRON**



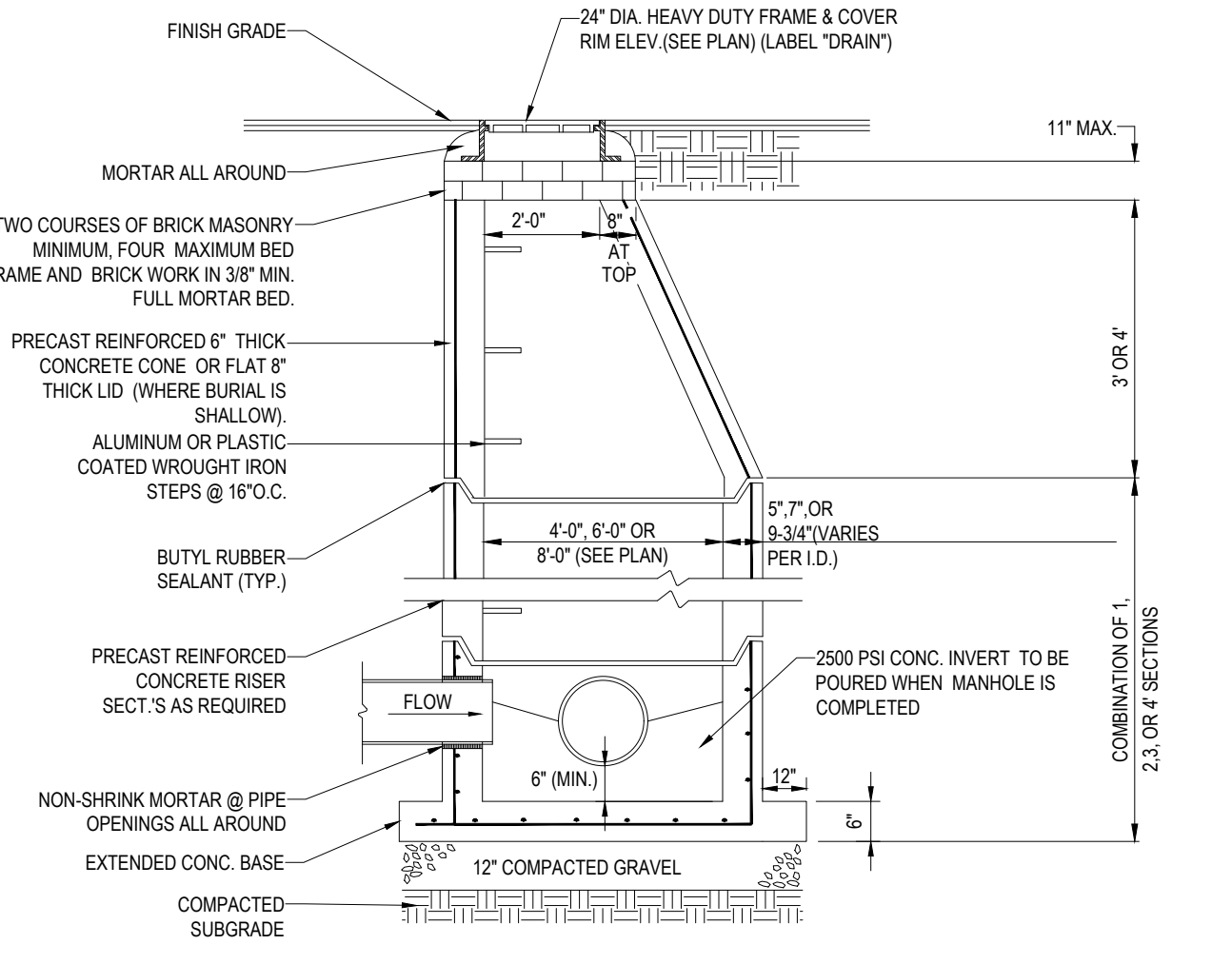
RECOMMENDED MIN. TRENCH WIDTH

PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

NOTES:  
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.  
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.  
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.  
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).  
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.  
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION FOR TRAFFIC APPLICATIONS. MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**HDPE STORM DRAINAGE TRENCH**

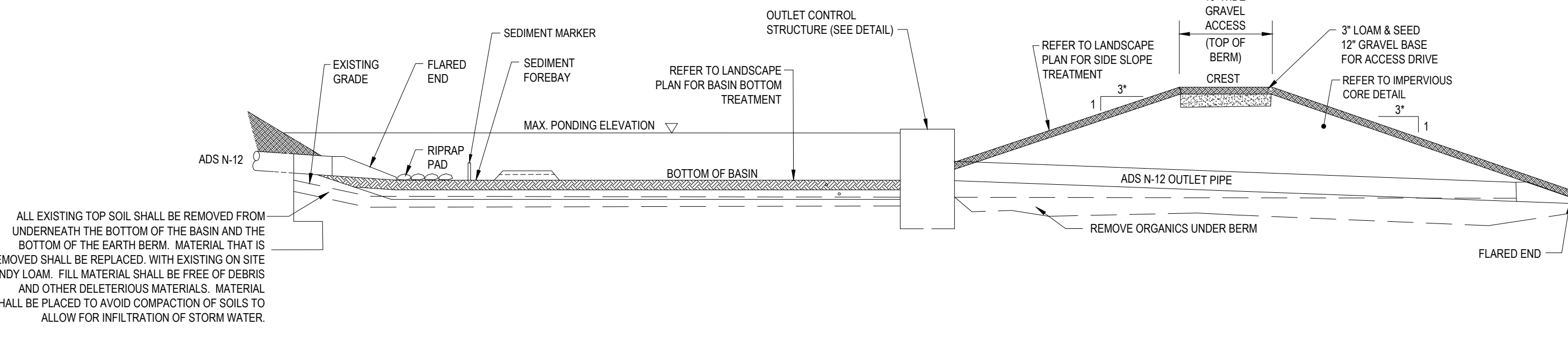
N.T.S.



NOTES:  
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.  
2. CONTRACTOR SHALL SIZE MANHOLE AS NECESSARY TO ACCOMMODATE THE PROPOSED PIPE SIZES AND PENETRATIONS USING GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS AS WELL AS INFORMATION PROVIDED IN THE ROADWAY PROFILES.

**TYP. PRECAST CONCRETE MANHOLE STORM DRAIN**

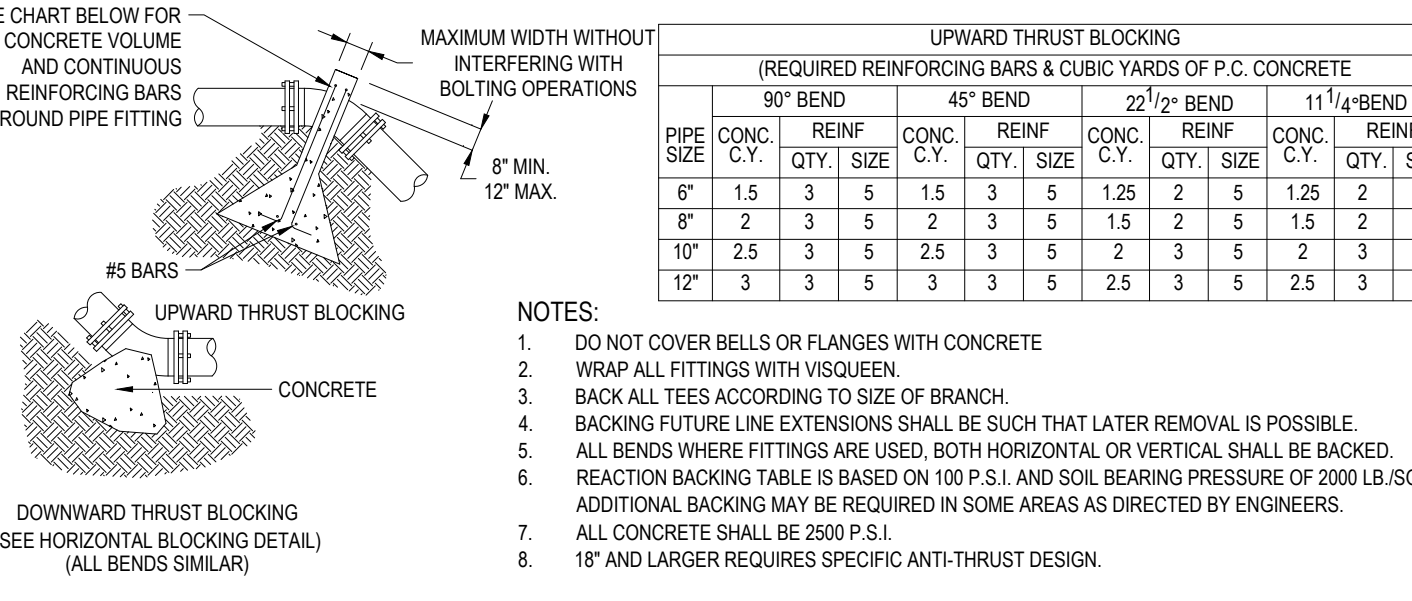
N.T.S.



ALL EXISTING TOP SOIL SHALL BE REMOVED FROM UNDERNEATH THE BOTTOM OF THE BASIN AND THE BOTTOM OF THE EARTH BERM. MATERIAL THAT IS REMOVED SHALL BE REPLACED WITH EXISTING ON SITE SANDY LOAM. FILL MATERIAL SHALL BE FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED TO AVOID COMPACTION OF SOILS TO ALLOW FOR INFILTRATION OF STORM WATER.

**TYPICAL BASIN CROSS SECTION DETAIL**

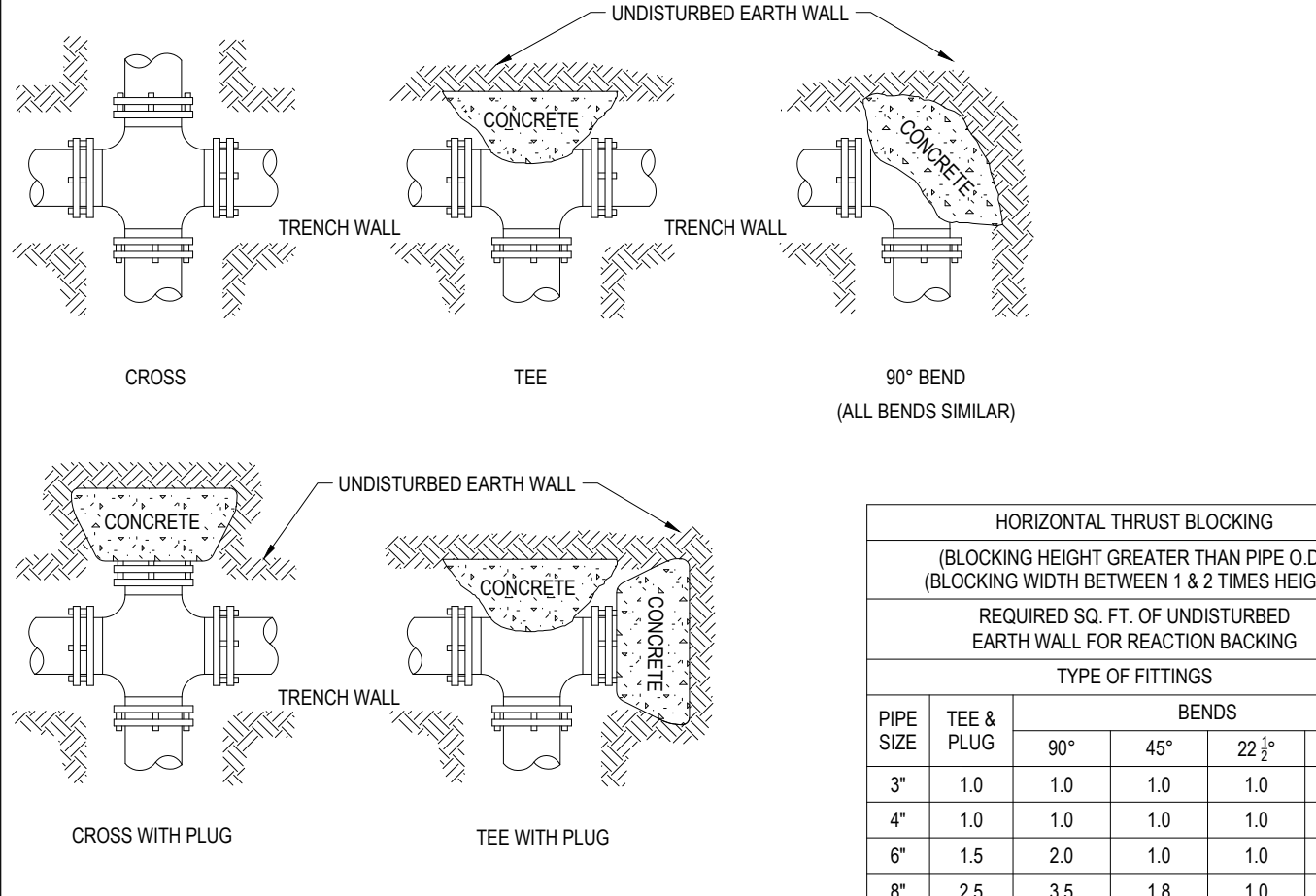
N.T.S.



NOTES:  
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE  
2. WRAP ALL FITTINGS WITH VISQUEEN.  
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.  
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.  
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.  
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.  
7. ALL CONCRETE SHALL BE 2500 P.S.I.  
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

**VERTICAL THRUST BLOCKING**

N.T.S.



HORIZONTAL THRUST BLOCKING (BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)

REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING

PIPE SIZE	TYPE OF FITTINGS			
	TEE & PLUG	90°	45°	22 1/2°
3"	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0
8"	2.5	3.5	1.8	1.0
10"	4.0	5.5	2.8	1.5
12"	6.0	8.0	4.0	2.0

NOTE:  
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE  
2. WRAP ALL FITTINGS WITH VISQUEEN.  
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.  
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.  
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.  
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.  
7. ALL CONCRETE SHALL BE 2500 P.S.I.  
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

**HORIZONTAL THRUST BLOCKING**

N.T.S.

**THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATION WITH EXCEPTION OF WAIVERS GRANTED BY THE TOWN OF LANCASTER PLANNING BOARD**

CERTIFICATE OF NO APPEAL  
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON \_\_\_\_\_ AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_ LANCASTER, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
TOWN OF LANCASTER PLANNING BOARD  
CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/10/2024	REVISED WETLANDS PER COC EXTENSION	NJK	AJS
2	03/15/2024	PB & CON COMM COMMENTS	CSE	AJS

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**DEFINITIVE PLAN**  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.  
PROJECT No.: W181228  
DRAWN BY: CSE/AJS/NJK  
CHECKED BY: NEM/JAK  
DATE: 12/15/2023  
CAD ID.: W181228\_SS2\_DEFSUB-DET

**DEFINITIVE SUBDIVISION PLANS**  
FOR  
**702, LLC**  
McGOVERN BOULEVARD EXTENSION  
McGOVERN BOULEVARD, TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

**BOHLER**  
352 TURNPIKE ROAD  
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Professional Engineer Seal for John A. Bohler, No. 41530, State of Massachusetts.

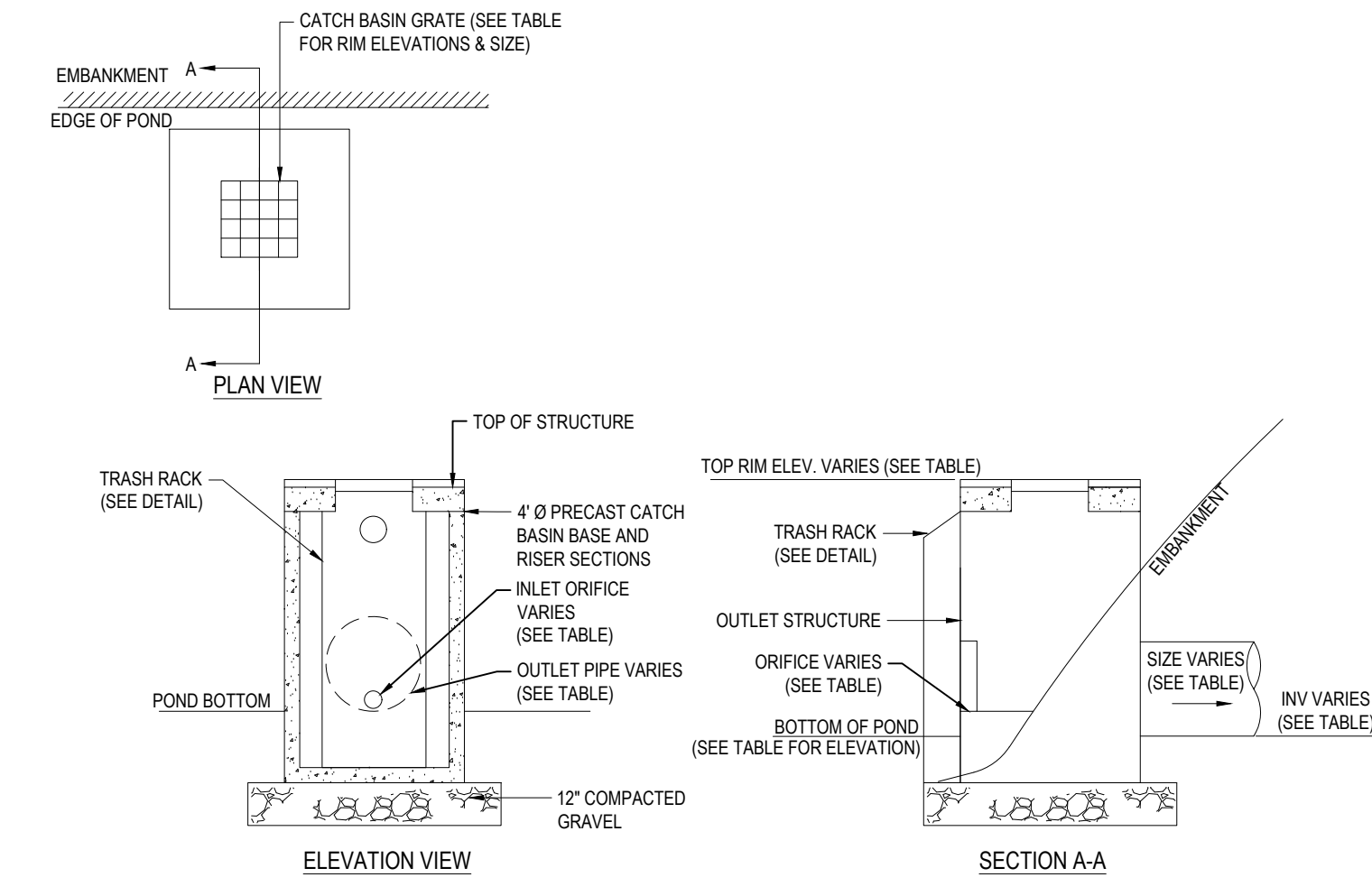
SHEET TITLE:  
**CONSTRUCTION DETAIL SHEET**  
SHEET NUMBER:  
**C-902**  
REVISION 2 - 03/15/2024

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**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	01/10/2024	REVISED WETLANDS PER OOC EXTENSION	NDK
2	03/15/2024	PB & CON COMM COMMENTS	AJS

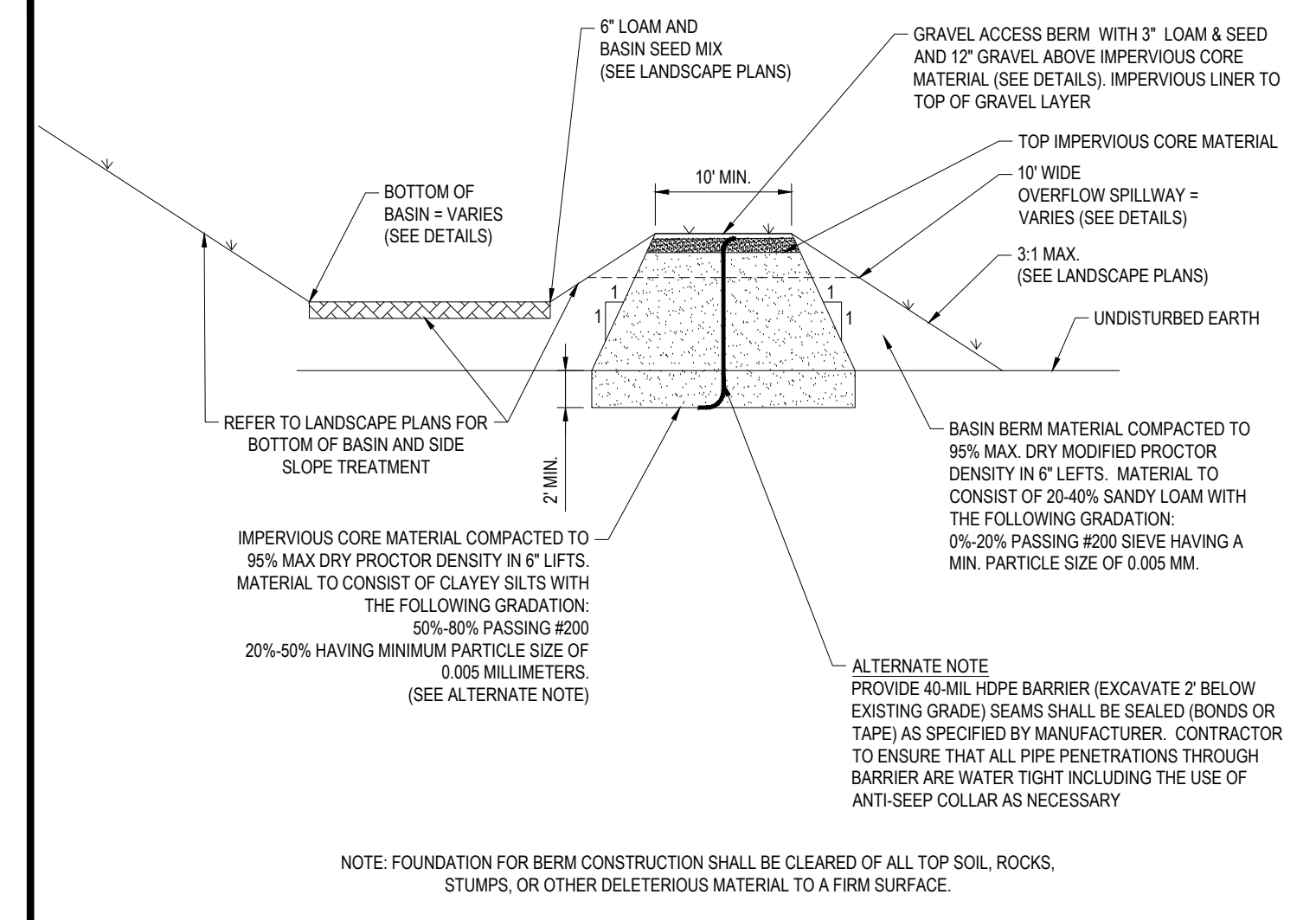


BASIN #	OCS #	RIM	GRATE SIZE (IN)	ORIFICE SIZE (IN)	ORIFICE INV.	OUTLET PIPE SIZE (IN)	OUTLET INV.
SW1	OCS 1	353.25	24x24	18" x 33"W	350.65	30	350.00

NOTES:  
 1. CONTRACTOR SHALL SIZE STRUCTURE AS NECESSARY TO ACCOMMODATE THE PROPOSED PIPE SIZES AND PENETRATIONS USING GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS AS WELL AS INFORMATION PROVIDED IN THIS DETAIL.  
 2. STRUCTURES SHALL BE SUITABLE FOR H2O LOADING.

**OUTLET CONTROL STRUCTURE DETAIL (OCS 1)**

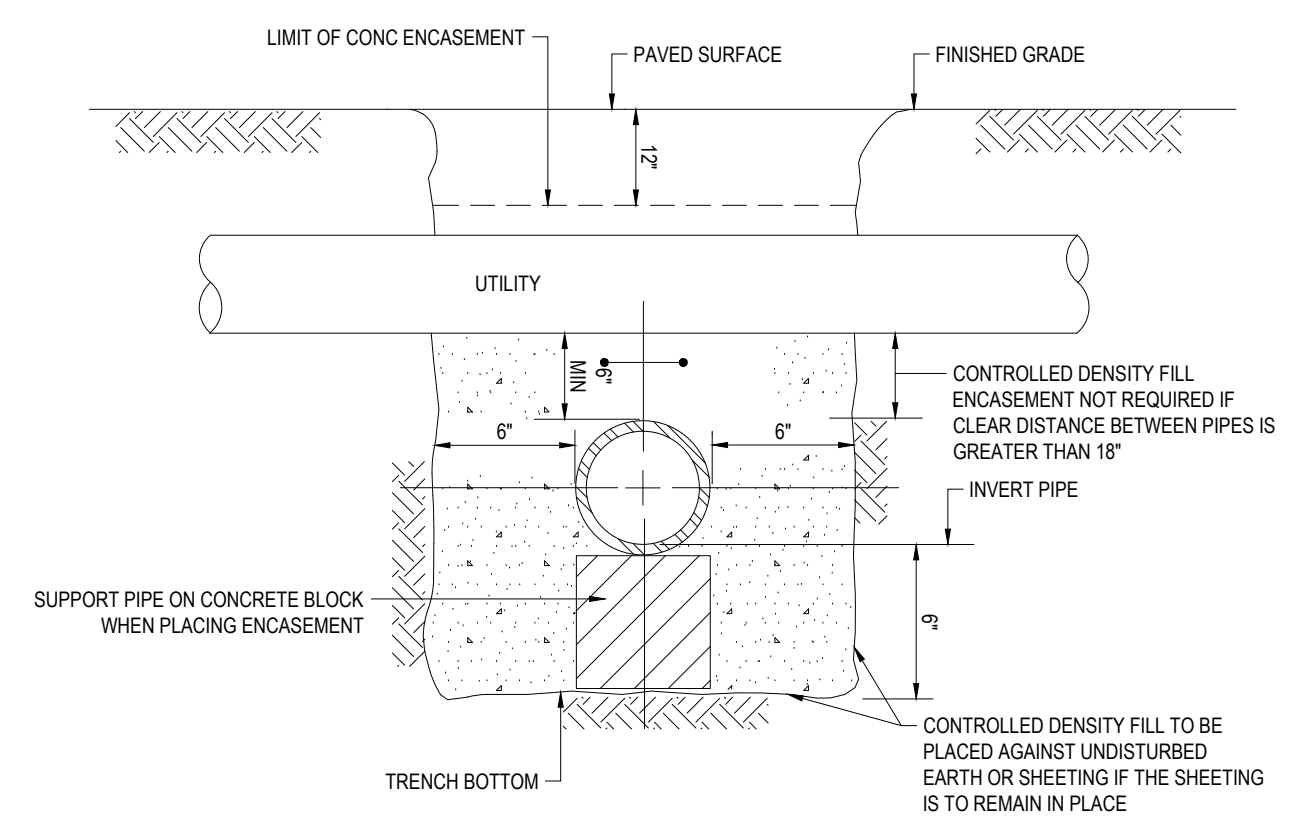
N.T.S.



NOTE: FOUNDATION FOR BERM CONSTRUCTION SHALL BE CLEARED OF ALL TOP SOIL, ROCKS, STUMPS, OR OTHER DELETERIOUS MATERIAL TO A FIRM SURFACE.

**BASIN IMPERVIOUS CORE DETAIL**

N.T.S.



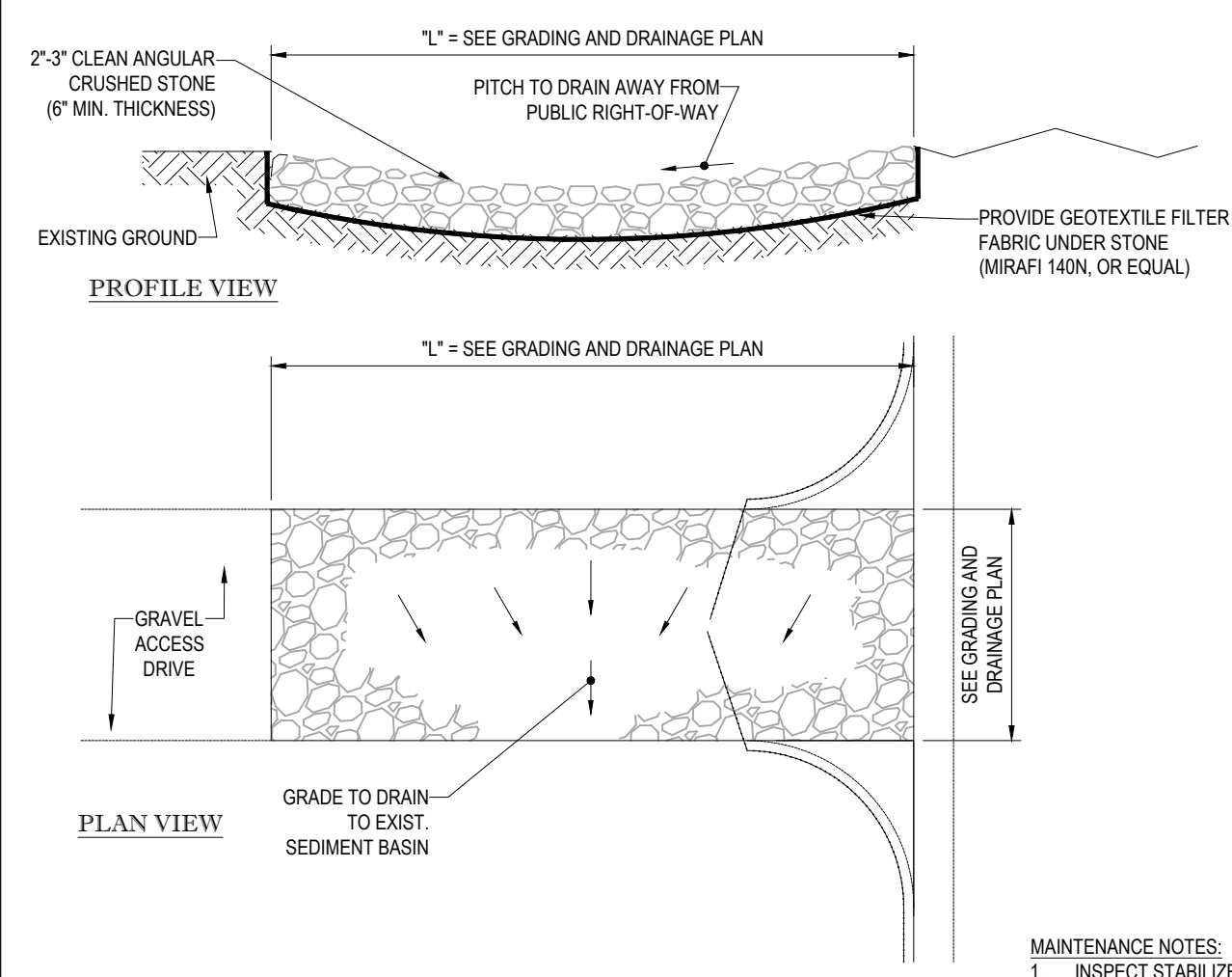
NOTES:  
 1. PIPE MUST BE BRACED VERTICALLY & HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE  
 2. ALL CONTROLLED DENSITY FILL ENCASEMENT SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT

**CONCRETE ENCASEMENT AT UTILITY CROSSING**

N.T.S.

(NOT USED)

N.T.S.



MAINTENANCE NOTES:  
 1. INSPECT STABILIZED CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD AND SEDIMENT DISPOSAL AREA.  
 2. EXCESSIVELY MUD-CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

**GRAVEL ANTI-TRACKING PAD**

N.T.S.

(NOT USED)

N.T.S.

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DATE \_\_\_\_\_ TOWN CLERK  
 LANCASTER, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
 TOWN OF LANCASTER PLANNING BOARD  
 CHAIRMAN \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE \_\_\_\_\_

**DEFINITIVE PLAN**

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 DRAWN BY: CSE/AJS/NDK  
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 CAD I.D.: W181228\_SS2\_DEFSUB-DET

**DEFINITIVE SUBDIVISION PLANS**

FOR  
**702, LLC**  
 McGOVERN BOULEVARD EXTENSION  
 McGOVERN BOULEVARD, TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

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 352 TURNPIKE ROAD  
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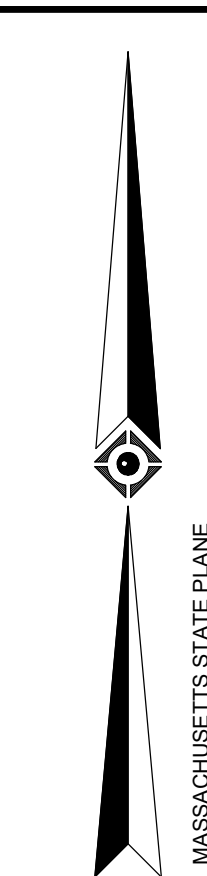
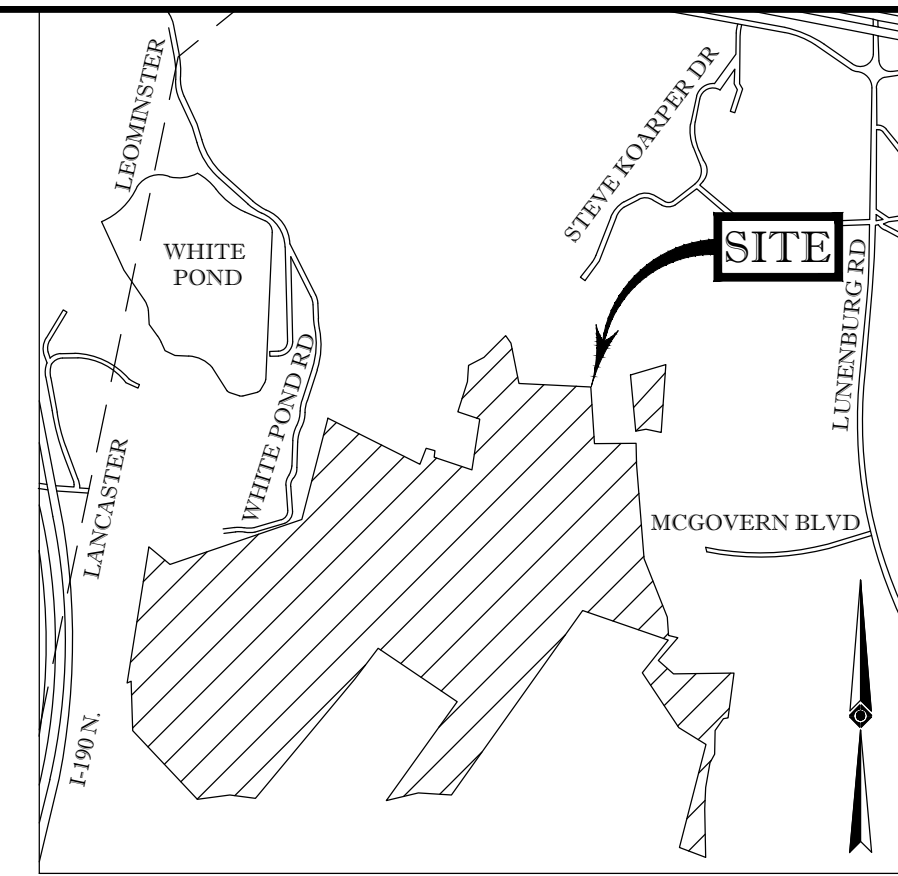


**CONSTRUCTION DETAIL SHEET**

SHEET NUMBER:  
**C-903**

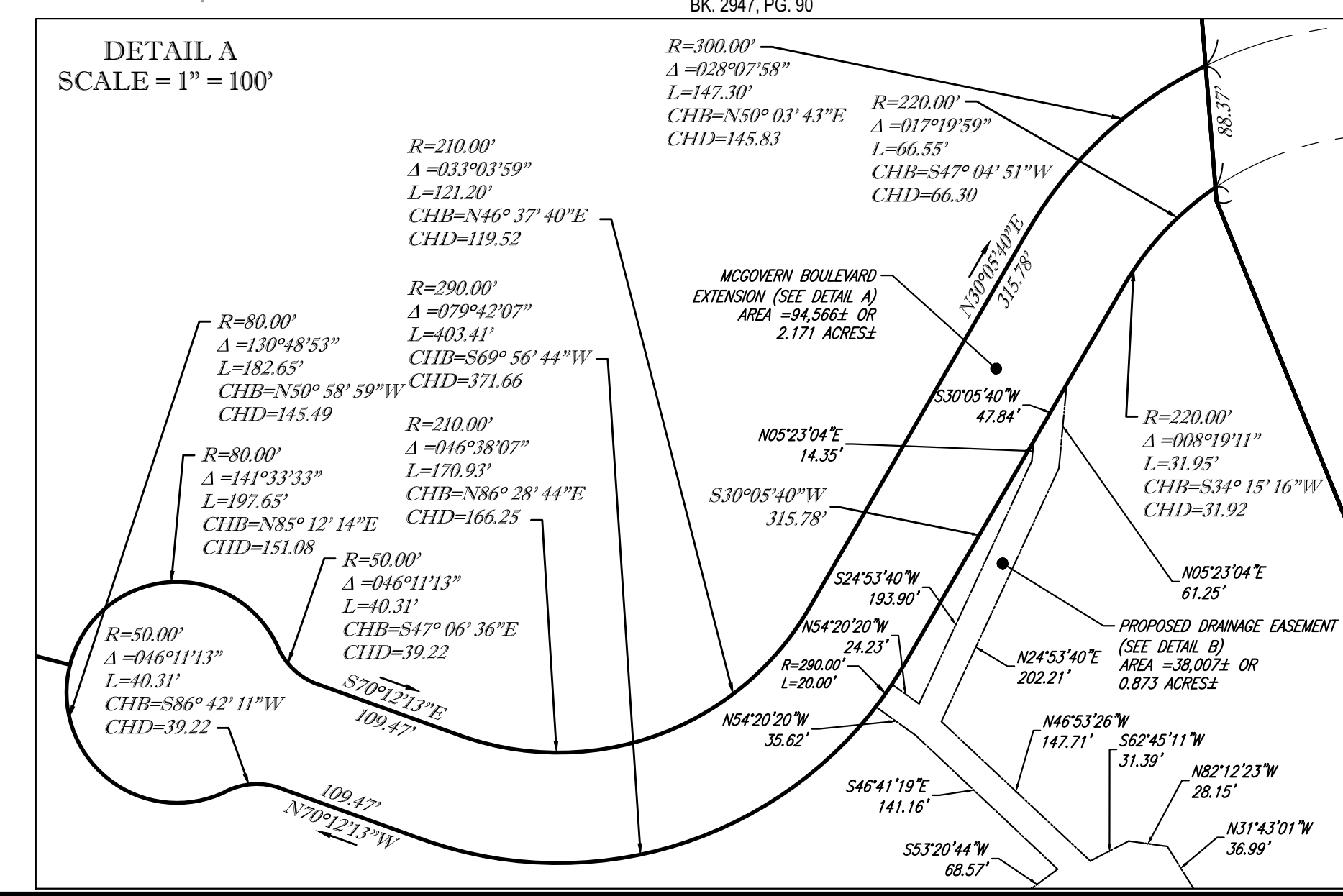
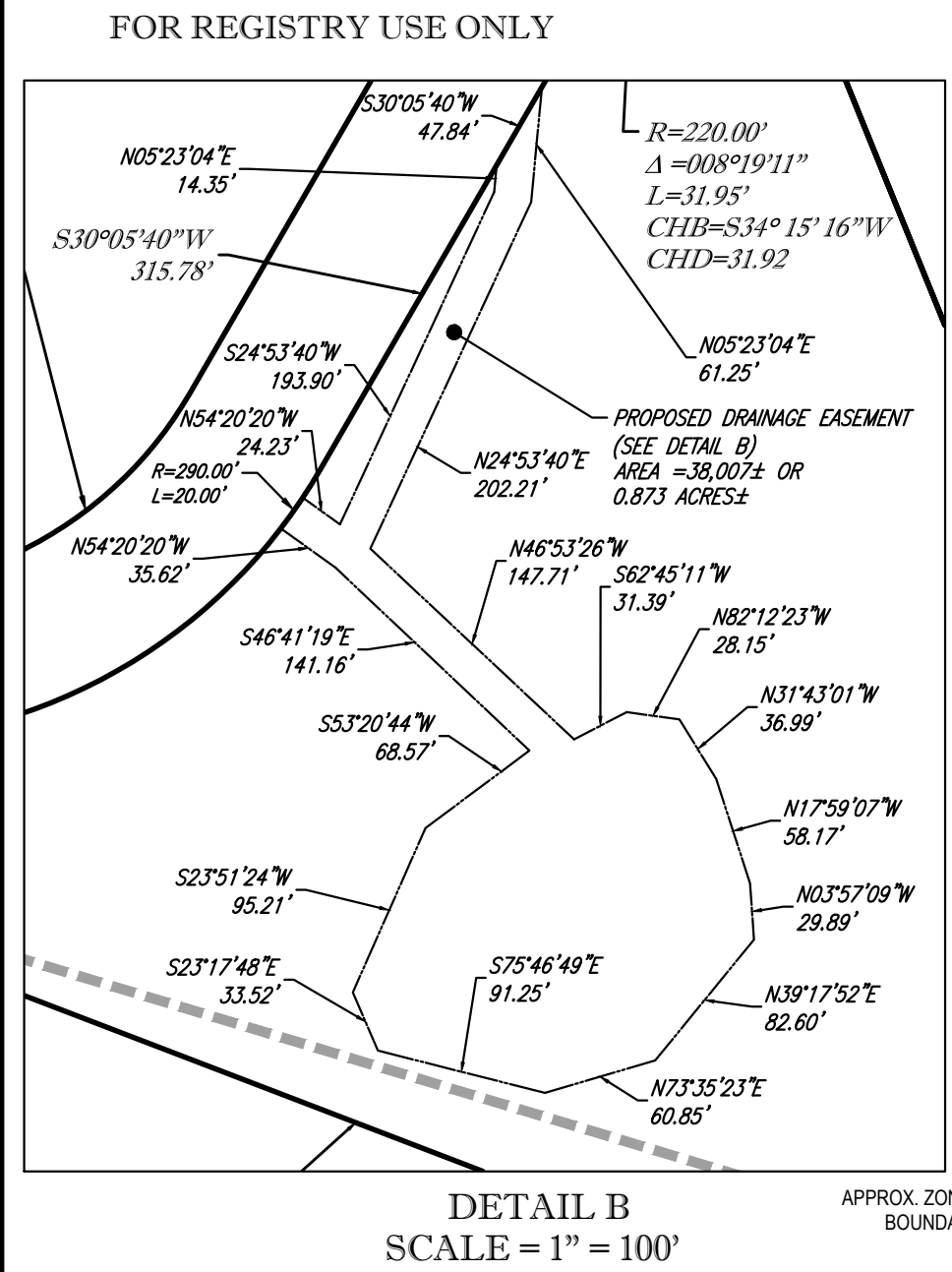
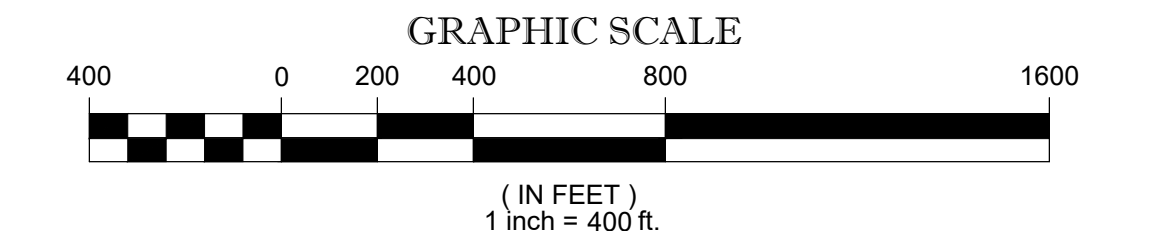
REVISION 2 - 03/15/2024





- NOTES:
- PROPERTY KNOWN AS LOT 45 AS SHOWN ON THE TOWN OF LANCASTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, ASSESSOR'S MAP NO. 8
  - AREA: EXISTING PARCEL = 16,366,428 SQUARE FEET OR 375.721 ACRES  
PROPOSED LOT 1 = 6,153,370 SQUARE FEET ± OR 141.262 ACRES ±  
PROPOSED LOT 2 = 10,118,492 SQUARE FEET ± OR 232.288 ACRES ±  
PROPOSED MCGOVERN ROAD EXTENSION = 94,566 SQUARE FEET ± OR 2.171 ACRES ±  
TOTAL = 16,366,428 SQUARE FEET ± OR 375.721 ACRES ±  
PROPOSED DRAINAGE EASEMENT = 38,007 SQUARE FEET ± OR 0.873 ACRES ±
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A-SHADED (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
  - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 AND 2 AND EXTEND MCGOVERN ROAD. ALSO, THE PURPOSE OF THIS PLAN IS TO CREATE A DRAINAGE EASEMENT.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF LANCASTER, WORCESTER COUNTY, SHEETS #8, 9, 13 & 14.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 289 OF 1075", MAP NUMBER 25027C0289E, MAP EFFECTIVE DATE: JULY 4, 2011.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASSACHUSETTS, PREPARED FOR: NORTH LANCASTER, LLC," PREPARED BY HANNING ENGINEERING, INC., DATED JULY 30, 2013. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 915, PLAN 30.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASSACHUSETTS, PREPARED FOR: NORTH LANCASTER, LLC," PREPARED BY HANNING ENGINEERING, INC., DATED JULY 30, 2013. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 902, PLAN 36.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER & LEOMINSTER, MASS., PREPARED FOR MARCEL E. BOISSE," PREPARED BY DAVID E. ROSS ASSOCIATES, INC., DATED OCTOBER, 2003. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 809, PLAN 90.
  - MAP ENTITLED "APPROVAL NOT REQUIRED PLAN FOR ASSESSORS MAP 9, LOT 2," PREPARED BY ATLANTIC DESIGN ENGINEERS, LLC., DATED OCTOBER 19, 2000. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 762, PLAN 89.
  - MAP ENTITLED "WHITE'S POND ROAD EXTENSION DEFINITIVE PLAN IN LANCASTER, MA," PREPARED FOR BENJAMIN BUILDERS," PREPARED BY WHITMAN & BINGHAM ASSOCIATES, INC., DATED JULY 1, 1996. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 754, PLAN 75.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASS., PREPARED FOR BRIAN CARLSON CUSTOM HOMES," PREPARED BY WHITMAN & BINGHAM ASSOCIATES, INC., DATED JUNE 19, 1995. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 695, PLAN 44.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASS. (WORCESTER COUNTY)," PREPARED BY MILLER & NYLANDER, CO., DATED MAY 23, 1985. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 577, PLAN 119.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASS., PREPARED FOR JAMES S. RICE," PREPARED BY CHARLES A. PERKINS CO., INC., DATED MAY, 1989. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 633, PLAN 35.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASS. (WORCESTER COUNTY)," PREPARED BY MILLER & NYLANDER, CO., DATED JANUARY 14, 1982. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 494, PLAN 38.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASS., SURVEYED FOR JAMES FRANCIS MCLAUGHLIN," PREPARED BY CHARLES A. PERKINS CO., INC., DATED JUNE, 1981. RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 488, PLAN 74.
  - MAP ENTITLED "PLAN OF LAND CAPITAL GROUP PROPERTIES MCGOVERN BOULEVARD," PREPARED BY CONTROL POINT ASSOCIATES INC, DATED NOVEMBER 7, 2018, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 939, PLAN 101.
  - MAP ENTITLED "PLAN OF LAND IN LANCASTER, MASSACHUSETTS," PREPARED BY HANNING ENGINEERING, DATED MAY 2017, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 927 PLAN 87.
  - MAP ENTITLED "DEFINITIVE SUBDIVISION PLANS FOR MCGOVERN BOULEVARD EXTENSION LOCATION OF SITE: MCGOVERN BOULEVARD, TOWN OF LANCASTER, WORCESTER COUNTY, MASSACHUSETTS," PREPARED BY BOHLER ENGINEERING, DATED APRIL 15, 2020.
  - MAP ENTITLED "PLAN OF LAND, CAPITAL GROUP PROPERTIES, MCGOVERN BOULEVARD, MAP 8, LOTS 39C, 42 & 45, MAP 9, LOTS 2, 3, 4, 5 & 8, MAP 13, LOTS 2, 3, 4, 5 & 8, MAP 14, LOTS 1, 2, 3, 3A, 3B, 8B, 9B, 11A, 12 & 13, PARCEL B-2 & PARCEL B-4, TOWN OF LANCASTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JULY 11, 2018. LAST REVISED NOVEMBER 2, 2021. RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 968, PLAN 45.



ZONING INFORMATION

ZONING DISTRICT:  
INTEGRATED PLANNING OVERLAP DISTRICT (IPOP)  
ENTERPRISE DISTRICT (EZ)  
RETAIL SUB-DISTRICT A (EZA)  
RESIDENTIAL ZONING DISTRICT (R)  
FLOODPLAIN OVERLAY DISTRICT (F)  
WATER RESOURCES OVERLAP DISTRICT  
PER REFERENCE #15

ITEMS	REQUIRED
MIN LOT AREA - RESIDENTIAL (R)	2 AC
MIN FRONTAGE-ALL DISTRICTS	225'
MIN FRONT YARD - COLLECTOR ST	60'
MIN 1 SIDE YARD	20'
MIN REAR YARD	20'
MAX BUILDING COVERAGE	-

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

LANCASTER PLANNING BOARD

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

I CERTIFY THAT 20 DAYS HAVE LAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

CITY CLERK, LANCASTER MA \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	5-6-18	DEFINITIVE SUBDIVISION PLAN	
FIELD BOOK NO	18-02-MA	CAPITAL GROUP PROPERTIES	
FIELD BOOK PG	110-148	MCGOVERN BOULEVARD	
FIELD DRAWN	T.M.T.O.	MAP 8, LOT 45	
DRAWN	R.J.K.	TOWN OF LANCASTER, WORCESTER COUNTY	
APPROVED	G.L.H.	COMMONWEALTH OF MASSACHUSETTS	
DATE	8-3-2023	FILE NO.	03-180132
SCALE	1"=400'	DWG. NO.	1 OF 1